



Holt, 1 Cassidy Close Hole in 1 at Cassidy

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Seize this rare opportunity to own a pristine 3-bedroom, 1-bathroom home in the charming suburb of Holt, perfectly situated next to the Burns Golf Club. This immaculate property is neat as a pin with nothing left to do but move in and enjoy. This home is ideal for relaxing and entertaining, featuring two spacious living areas and a generously sized kitchen that seamlessly flows to an undercover backyard.

The cleverly designed two-way bathroom offers ensuite access to the master bedroom, complete with a walk-in robe, while all three bedrooms boast ample space. The single-car garage with backyard access and a split system ensures comfort throughout the seasons, keeping you warm in winter and cool in summer.

The location couldn't be more convenient, just minutes from Kippax Fair, moments from



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Auction

View
ljhooker.com.au/2G4JF9Q

Contact
Lukas Cole
0432 289 618
lukas.cole@ljhooker.com.au



LJ Hooker Kaleen
(02) 6241 1922

the Belconnen Town Centre, and close to numerous schools and walking trails. With such close proximity to the golf course, you'll enjoy this fantastic area's tranquil views and lifestyle benefits.

Don't miss out on this incredible chance to secure a versatile and well-maintained home in Holt. Whether you're a first home buyer, looking to downsize, or seeking a smart investment, this property is perfect for you.

Give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features:

- Three-bedroom home
- Two-way ensuite
- Split system heating/cooling
- Secure lock-up garage
- Two living areas
- Undercover backyard
- Great location
- Across from a park and playground, perfect for kids and pets to play
- Corner block with large front yard

Rates: \$2,343 pa approx

Land Tax: \$3,492 pa approx

EER: 4.0

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

More About this Property

Property ID	2G4JF9Q
Property Type	House
House Size	111 m ²
Land Area	336 m ²
EER	4

Lukas Cole 0432 289 618

Licensed Agent | lukas.cole@ljhooker.com.au

LJ Hooker Kaleen (02) 6241 1922

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617
kaleen.ljhooker.com.au | kaleen@ljhooker.com.au



**LJ Hooker Kaleen
(02) 6241 1922**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

1 Cassidy Close, Holt

Produced by DIAKRIT