






134 Drake-Brockman Drive, Holt

Elevated Family Living with Mountain Views & Exceptional Privacy

Set high off the street behind mature hedges and lush front gardens, this beautifully renovated family home offers privacy, tranquility and spectacular sunsets across the valley to the Brindabellas. Thoughtfully updated throughout and styled with a modern, neutral palette, the home is a warm, light-filled haven ideal for families seeking comfort, convenience and quality.

Step inside to discover an inviting, airy floorplan with double-glazed windows, hardwood timber floors, quality carpets and ducted refrigerated cooling plus ducted gas heating throughout. The spacious kitchen is a standout, with abundant storage, updated cabinetry and benchtops, Miele appliances and a generous layout perfect for everyday living or entertaining. Both bathrooms are fresh, modern and near-new, complementing the calm contemporary feel across the home.

All four bedrooms are filled with natural light, with the main offering an ensuite, and two of the rooms impressively double in size with substantial built-in wardrobes. The home's elevated position and

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FOR SALE
By Negotiation

AGENTS

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AGENCY

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(02) 6213 3999

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 **LJ Hooker**

clever design create a lovely sense of openness, privacy and connection to the gardens beyond. And the double glazing and high quality insulation in the walls, ceiling and floors mean the home has an excellent energy rating of 6 stars, ideal for power saving and conservation of energy through every season.

The backyard is equally special and is beautifully established and private with vibrant thriving gardens. A large paved entertaining area sits beneath shady trees, creating an ideal space to gather with friends and family for barbecues or relaxed afternoons outdoors. Car parking is well accommodated, with a large separate double garage offering additional workshop space, a single carport to the side of the home, and extensive off-street parking in the driveway.

Just moments from the convenience of Kippax - with cafés, shops, clubs and local services - this location also places you close to serene nature walks, including the iconic Shepherds Lookout at the end of the road.

- Elevated position, set well off the street behind privacy hedges
- Gorgeous views across the valley to the mountains and stunning sunsets
- Fully renovated, beautifully styled family home, ready to move straight in
- Large updated kitchen with abundant storage, 'Dish Drawer' dishwasher and Miele appliances
- Near-new bathrooms, tiled floor to ceiling, with modern, neutral finishes
- Double-glazed windows throughout
- Quality insulation to floors, walls and ceiling, ensuring excellent energy efficiency
- Ducted refrigerated cooling and ducted gas heating
- Quality hardwood timber flooring and quality carpets
- Four bedrooms, main with ensuite; two oversized bedrooms with large built-ins
- Light-filled, open and airy floorplan
- Beautifully established, private backyard with thriving gardens
- Large paved entertaining area beneath shady trees
- Newly restored roof
- Separate large double garage with extra workshop space
- Additional one car carport plus extensive off-street parking
- Close to Kippax, local shops at Holt, cafés, clubs, churches and local amenities
- Easy access to nature walks, including Shepherds Lookout

Stats:

Living space: 144sqm approx.

Rates: \$3,462pa

Land tax (only if rented): \$6.445pa

UV: \$542,000

Year built: 1972

EER: 6 stars



MORE DETAILS

Property ID	3652GCY
Property Type	House
House Size	144 m2
Land Area	751 m2
EER	6
Including	Ducted Cooling

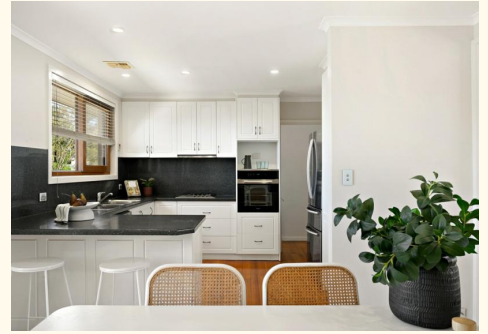
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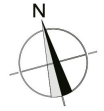
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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