



14 Brownlow Place, Holt

## Renovated, Light-Filled Living and Ready to Move in

Auction Location: LJ Hooker Auction HQ | 182 City Walk, Canberra City

Beautifully renovated and ready to enjoy, 14 Brownlow Place presents an outstanding opportunity for first-home buyers, investors and downsizers seeking modern comfort, outdoor space and everyday convenience in a peaceful Holt location.

Bathed in natural light, the home features large double-glazed windows throughout. The living room welcomes the morning sun, while the brand-new kitchen captures the afternoon light, creating bright and inviting spaces to enjoy throughout the day.

The home has been thoughtfully updated from top to bottom, with a stylishly renovated bathroom, fresh paint throughout, new hybrid timber flooring across the living areas and new carpet adding warmth and comfort to both bedrooms. With all the hard work already completed, this is a genuine turnkey property with nothing left to do but move in and enjoy.

Outside, the generous backyard has been newly fenced, providing

2 1 2

### AUCTION

Wed 7th Oct @ 6:00PM

### VIEW

Sat 26th Sep @ 9:00AM - 9:30AM

### AGENTS

Tim Russell  
0416 087 834  
tim.russell@ljhooker.com.au

Jackson White-Brettell  
0421 479 376  
Jackson.white-brettell@ljhkaleen.com.au

### AGENCY

LJ Hooker Kaleen  
(02) 6241 1922

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.



plenty of room for young children to play, furry friends to explore and family and friends to gather. Open the back gate and step directly into the neighbouring park, while the nearby playing ovals are just a two-minute walk down the road.

The convenient location places you close to Kippax Fair, Kingsford Smith School and a range of everyday amenities, with Belconnen Town Centre only a short drive away.

Whether you are entering the market, adding a quality property to your investment portfolio or looking to downsize, 14 Brownlow Place combines modern updates, natural light and an exceptional connection to outdoor space.

**Property features:**

- Two bedrooms
- Fully renovated bathroom
- Brand-new kitchen
- Large double-glazed windows throughout
- Freshly painted throughout
- New hybrid timber flooring through the living spaces
- New carpet in both bedrooms
- Single garage
- Parkland directly through the back gate
- Playing ovals approximately two minutes away
- Close to Kippax Fair and Kingsford Smith School
- Easy access to Belconnen Town Centre
- Turnkey condition with nothing left to do

**Property Info:**

EER: 2.5

Rates: \$2,477 pa approx

Land Tax: \$3,407 pa approx

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**MORE DETAILS**

|               |         |
|---------------|---------|
| Property ID   | 2H8NF9Q |
| Property Type | House   |
| House Size    | 100 m2  |
| Land Area     | 318 m2  |
| EER           | 2.5     |

**Tim Russell 0416 087 834**

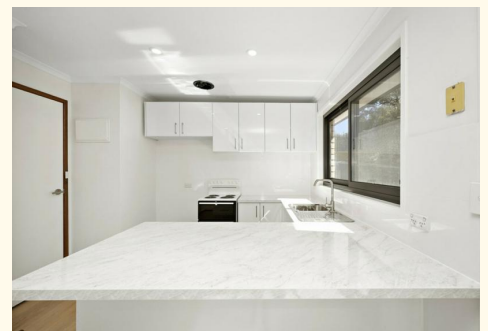
Franchise Owner / Sales Manager / Licensed Agent & Auctioneer  
ACT/NSW | [tim.russell@ljhooker.com.au](mailto:tim.russell@ljhooker.com.au)

**Jackson White-Brettell 0421 479 376**

Executive Assistant to Tim Russell | [jackson.white-brettell@ljhkaleen.com.au](mailto:jackson.white-brettell@ljhkaleen.com.au)

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

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617  
[kaleen.ljhooker.com.au](mailto:kaleen.ljhooker.com.au) | [kaleen@ljhooker.com.au](mailto:kaleen@ljhooker.com.au)





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.

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