



14 Messenger Street, Holt

## A Hidden Gem in Holt - Warmth, Charm & Endless Outdoor Living!

Set in the tightly held and family focused suburb of Holt, this charming and beautifully presented home delivers the perfect blend of warmth, space, and lifestyle on an expansive 728m<sup>2</sup> block. Positioned in the heart of the ever-popular Belconnen District, you're surrounded by quality schools, local shops, parklands, walking trails, and just moments to the vibrant Kippax Fair Shopping Centre making everyday living effortless and convenient.

From the moment you arrive, the home's manicured gardens set a welcoming tone, continuing through to a backyard that is nothing short of magical. Thoughtfully designed with multiple breakout zones, this outdoor haven offers something for everyone whether it's kids exploring, pets roaming, or hosting unforgettable gatherings with friends and family. A tranquil pond anchors the serene atmosphere, while a charming sunroom divides the yard, creating a versatile space ideal for a quiet reading retreat, creative studio, or children's play zone. It's a setting that truly invites you to slow down and enjoy.

Inside, the home has been refreshed to offer comfort and style in

4 2 2

**FOR SALE**

Auction

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

equal measure. Brand new carpets, fresh paint, modern downlighting, brand new ducted gas heating and a new security system ensure you can move straight in and relax. All four bedrooms are generously sized, with the master enjoying the privacy of its own ensuite. At the centre of it all lies the expansive, light filled living area where large windows flood the space with natural light and a striking oversized copper fireplace creates a stunning focal point. It's the ultimate place to unwind on a winter's evening with a glass of red in hand.

This is more than just a house it's a home designed for connection, comfort, and creating lasting memories. With its inviting charm, incredible outdoor spaces, and unbeatable location, this is a rare opportunity to secure a true family sanctuary in one of Holt's most desirable pockets.

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

**Features:**

- Four bedrooms
- Double garage
- Two bathrooms
- Landscaped gardens
- Brand new ducted gas heating
- Split system in living room
- Brand new carpets
- Freshly painted
- Security system
- Downlights throughout
- Sunroom space in backyard
- Location
- Fire place
- New blinds
- Split system heating/cooling

**Property Info:**

Rates: \$3,151 pa approx

Land Tax: \$5,626 pa approx

EER: 4.0

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## MORE DETAILS

Property ID 2H29F9Q  
Property Type House  
Land Area 728 m2  
EER 4

### Lukas Cole 0432 289 618

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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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