



15 Brownlow Place, Holt

Location, location, location!

Gracefully set within a quiet peaceful cul-de-sac, this is a home where EVERYTHING has been done for you. Renovated not just to look beautiful, but to be truly lived in and to create your story. Renovated with care and intention, this single level three-bedroom, two-bathroom residence offers refined comfort, generous proportions and an easy, low maintenance lifestyle.

A quick note from the owners:

"When we bought the home, we saw it as a blank canvas and fell in love with the generous space and the potential it offered. Over the years, we have transformed it into a comfortable, modern home without ever having to compromise on room sizes. We especially love the privacy of the fenced front yard, the outdoor spaces for family gatherings, and how easy life is here with everything just a short walk away."

The private front courtyard and raised, covered deck create a peaceful setting for entertaining or enjoying a quiet morning in the sun, while the secure yard offers greenery without the major upkeep. The automatic double garage provides direct access into the courtyard, offering both ease and security when arriving home each day. Additional paved parking further enhances the practicality of the home, comfortably accommodating extra vehicles. A separate hobby

3  2  2 

FOR SALE

\$750,000+

AGENTS

Hannah Green
0422 381 055
hannah.green@ljkippax.com.au

Hannah Green
0422 381 055
hannah.green@ljkippax.com.au

AGENCY

LJ Hooker Kippax
(02) 6255 3888

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.

 **LJ Hooker**

space at the rear adds valuable versatility, ideal for storage, tools or weekend projects.

Predominately single level, as you walk through the front door sense of quality is clear. Sunlight filters across floating floors and a soft, cohesive palette, it's a home that feels calm, elegant and welcoming. Two separate living areas allow for both relaxed everyday living and a quieter sitting space, offering flexibility without sacrificing flow.

At the heart, the kitchen is both stylish and practical. A substantial stone island anchors the space, perfect for casual meals, morning coffee or gathering with friends. Induction cooking, a double oven and integrated dishwasher with thoughtful storage to make daily routines easy while maintaining a clean, sophisticated finish.

The master bedroom is a wonderful space. Generously oversized with built in wardrobes and complemented by a brand new ensuite finished with beautiful tiling with marble accents, double mirrors, striking black fittings, heated towel rail and a wheelchair (change to disability chair) accessible shower.

The additional bedrooms are well proportioned with built in robes, while the third bedroom features a clever built in Murphy bed (pull down bed), allowing it to transform effortlessly from guest room to a spacious work from home office or study.

The main bathroom has features luxurious tiles, a deep bathtub, skylights and a rainfall showerhead. The separate laundry with external access, was designed with function in mind.

To make the home even more comfy, enjoy ducted reverse cycle heating and cooling, supported by additional split systems for your personal climate control.

The location is where this home becomes even better. With wonderful house-proud neighbours, the home sits just a 2 minute walk through the gate and down to Kippax, where cafés, Woolworths and Aldi make daily errands wonderfully convenient. A rear gate opens directly onto the footpath leading to Kingsford Smith School, making school drop offs easy. The bus stop is just a short 2 minute walk away, connecting you to Belconnen in approximately 12 minutes. You can easily walk to the Raiders Club for a good meal or a few drinks (now, that's not too bad!).

Beautifully finished, thoughtfully designed and ready to enjoy, this is a home where the renovation has already been done, leaving you free to simply move in and live well.

The details:

- Fully renovated home
- 124m² living, 303m² block
- Two living areas internal, three external areas
- Induction cooking, double oven, dishwasher, overly large fridge space, electric hot water (tank located in the back)
- Main bedroom with renovated ensuite
- Bedrooms with built in robes
- Third bedroom featured Murphy Bed (pull down bed)
- Immaculately designed and finished bathrooms
- Ducted reverse cycle heating and cooling plus two split systems
- Two outdoor living areas with raised decks and grassed areas
- NOTE: the BBQ gazebo and the Pergola are included
- Separate laundry
- Fully enclosed and fenced outdoor areas
- Double garage with remote roller door
- Ample off street parking for extra car/caravan/trailer
- Rear gate to Kingsford Smith School (k-10)

- Bus stop is located at the end of the street
- Take routes R2, 44, 45, or 46 to the Belconnen Interchange
- Belconnen mall 12-minute drive
- Canberra Centre is an 18-minute drive
- Kippax Fair Shopping centre is less than a minute drive or a 4-minute walk
- 2-minute walk to local Raiders Club Kippax
- NBN connected in street and available

RATES/SIZE

Land Size: 303 sqm approx.

Living Size: 121sqm approx.

Rates: \$2,593 p.a approx.

Land Tax: \$4,042 p.a approx.

EER: 1.0

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 DETAILS

Property ID	1HZVF9U
Property Type	House
House Size	121 m2
Land Area	303 m2
EER	1
Including	Study Air Conditioning Ducted Cooling Ducted Heating Alarm Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Hannah Green 0422 381 055

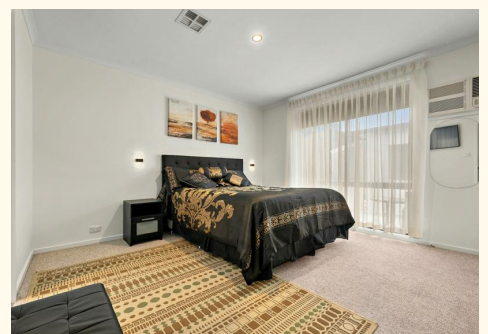
Licensed Agent ACT & NSW | hannah.green@ljhkippax.com.au

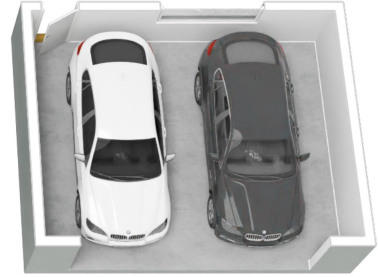
Hannah Green 0422 381 055

Licensed Agent ACT & NSW | hannah.green@ljhkippax.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kippax.ljhooker.com.au | kippax@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.

15 Brownlow Place, Holt

 **LJ Hooker**

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.

 **LJ Hooker**