



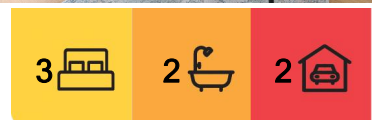
## Holt, 19 Longworth Place

### Comfortable & Convenient

Perfectly positioned, this three-bedroom, two-bathroom home offers immediate comfort with scope to add your own personal touch. Whether you're a first home buyer, growing family, or savvy investor, this home delivers an ideal blend of functionality, potential, and location.

Step inside to discover brand new carpets throughout and new blinds to be installed, providing a fresh and updated feel. The main bedroom features a private ensuite and built-in robes, while the two additional bedrooms also come equipped with built-in storage and ceiling fans for added comfort.

The main bathroom has been tastefully updated, complete with a bathtub and a separate toilet - ideal for family living. Multiple living spaces, including a light-filled living/dining area and a separate family room, offer flexibility for daily life and entertaining.



#### Auction

Sat 21st Jun @ 10:00AM

#### View

Sat 7th Jun @ 1:30PM - 2:00PM

#### Contact

**Kathy Komar**

0455 891 351

kkomar@ljhbelconnen.com.au

EER ★★★★★



**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.

**LJ Hooker Belconnen**  
(02) 6251 1477



Enjoy year-round climate control with ducted gas heating, ceiling fans, and a split-system air conditioner in the family room.

The well-equipped kitchen includes stainless steel appliances, a dishwasher, and ample cupboard space, positioned for easy access to both the dining and family areas.

Set on a generous block with a large backyard, this home is ready to move into and enjoy while offering plenty of opportunity to renovate or enhance further down the line. A fantastic entry point into the market or a solid investment in a sought after held area.

**Property Highlights:**

- \* 3 bedrooms with built-in robes
- \* Main bedroom with ensuite
- \* Updated main bathroom with separate toilet
- \* Brand new carpets & new blinds on the way
- \* Ceiling fans in all bedrooms and family room
- \* Ducted gas heating + split system heating/cooling
- \* Stainless steel kitchen appliances, including dishwasher
- \* Generous yard with space to enjoy or extend
- \* Double lock-up remote garage
- \* Moments from Kippax Shopping Centre, with easy access to Westfield Belconnen

- \* Land Size: 992sqm
- \* Living Size: 134sqm
- \* EER: 3
- \* Rates: \$3,064 p.a.
- \* Land Tax: \$5167 p.a.
- \* CUV: \$542,000

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## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | HP0BJF8H  |
| <b>Property Type</b> | House   |
| <b>House Size</b>    | 134 m2  |
| <b>Land Area</b>     | 992 m2  |
| <b>EER</b>           | 3   |
| <b>Including</b>     | Air Conditioning<br>Dishwasher<br>Built-in-Robes<br>Remote Garage |

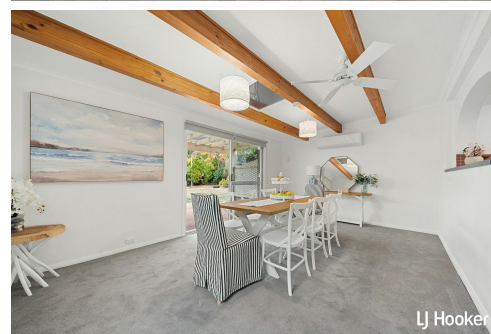
**Kathy Komar 0455 891 351**

Sales Agent | [kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



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