







197 Starke Street, Holt

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Positioned, Potential & Plenty of Space

Forthcoming Auction

FIND.
Positioned on a generous, level block in the heart of Holt, this charming home offers the perfect combination of space, character and opportunity. Showcasing plenty of original charm from its era, the residence presents an exceptional opportunity for growing families, first home buyers and renovators looking to create something truly special. Conveniently located moments from Kippax Fair and a range of local amenities, this is a home that delivers both comfort and future potential in equal measure.

LOVE.
Step inside and discover a spacious and inviting floorplan designed for everyday living. The light-filled living area, complete with a fireplace and split-system heating and cooling, creates a warm and welcoming atmosphere throughout the seasons. Timber-look flooring and carpet add character and comfort, while the generously sized kitchen and dining area provide the perfect space for family meals and entertaining guests. Outside, the expansive backyard offers endless possibilities, whether you envision landscaped gardens, an

FOR SALE
By Negotiation

AGENTS
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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.

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outdoor entertaining area or room for children and pets to play. A large double garage, two carports and a separate shed complete this fantastic package.

LIVE.
Enjoy the convenience of having everything you need within easy reach. Positioned within walking distance from Kippax Fair Shopping Centre, schools, parks, public transport and a variety of local amenities, this well-connected location offers a relaxed lifestyle with exceptional convenience. Whether you're looking to move straight in, renovate over time or create your forever home, the possibilities here are endless.

ABOUT THE AREA
Local Transport:
Convenient local bus services
Easy access to major roads and parkways
Walking and cycling paths nearby

Shopping and Dining:
Kippax Fair Shopping Centre
Local cafés and restaurants
Belconnen Town Centre

Schools:
Kingsford Smith School
St Francis Xavier College
Cranleigh School

OVERVIEW
- Three bedrooms, One bathroom
- Large double garage and double carport
- Spacious living area with a fireplace
- Split-system heating and cooling
- Timber-look flooring and carpet throughout
- Generous kitchen and dining area
- Laundry with external access
- Flat block with a large backyard
- Separate backyard shed
- Excellent renovation potential
- Potential development opportunity (RZ2 block)
- 70s charm and character

SIZE/RATES
Land Size: 803sqm approx.
Living Size: 108sqm approx.
Rates: $3,074p.a approx.
Land Tax: $5,565p.a approx.
EER: 4.0
Year Built: 1971

Disclaimer:
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MORE DETAILS

Property ID	1J7XF9U
Property Type	House
House Size	108 m2
Land Area	803 m2
EER	4











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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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