






2 O'Dea Place, Holt

## THE PERFECT LIFESTYLE AND LOCATION WITH NO BODY CORPORATE

Charming, homely and well loved, this separate title courtyard home ticks every box for a fool-proof purchase. Suited perfectly to downsizers or first home buyers; single level and low maintenance, these qualities merge flawlessly with a location that delivers the ideal blend of relaxed and care-free living.

Positioned in a quiet cul-de-sac, this home has a private gated entrance, through to a beautiful and peaceful front garden. Fully fenced, established greenery and trees plus a front deck provide a warm welcome and a lovely place to relax.

Inside, a spacious and open plan living area features timber flooring, a cosy fireplace and R/C heating and cooling unit, the perfect place to spend time with family. The kitchen and dining area is positioned conveniently next to the living area yet segregated, well-maintained offering electric cooking and an abundance of storage space. The dining area opens to an additional, fully enclosed rear courtyard, which is a blank canvas.

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**FOR SALE**  
Auction

### AGENTS

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### AGENCY

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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.

 **LJ Hooker**

Three generous bedrooms offer private retreat, two with built in robes all serviced by the centrally located main bathroom that features a separate bath and shower plus separate WC, ideal for any family.

Additional features include a good-sized separate laundry plus double enclosed carport with access to the gated front yard and front door.

This much-loved home is welcoming a new owner to add their own personal touches and create their own memories. Walking distance just minutes to Kippax Fair Shopping Centre for excellent restaurants, grocery shops and facilities plus ovals, playgrounds and Kingsford Smith School just around the corner. A wonderful opportunity to enjoy a quiet lifestyle, with no body corporate attached.

Be quick, as this home will not last long.

- Well maintained, single level courtyard home
- Separate title, no body corporate attached
- Low maintenance front and rear courtyards and gardens
- Open plan living area with timber flooring, R/C heating and cooling unit plus fireplace
- Well maintained kitchen with plentiful storage and electric cooking plus separate dining area
- Three spacious bedrooms, two with built in robes
- Main bathroom with separate bath and shower plus separate WC
- Large separate laundry
- Double enclosed carport

Living size: 104m2 living + 35m2 enclosed carport (approx.)

Land Size: 349m2 (approx.)

Unimproved Value: \$343,000 (2025)

Rates: \$2,629.69 p.a (approx.)

Land tax: \$4,146.20 p.a (approx.) (only if rented)

Construction: 1977

EER: 1.5 stars

## MORE DETAILS

Property ID	JETH5W
Property Type	House
House Size	139 m2
Land Area	349 m2
EER	1.5

### Jane Macken 0408 662 119

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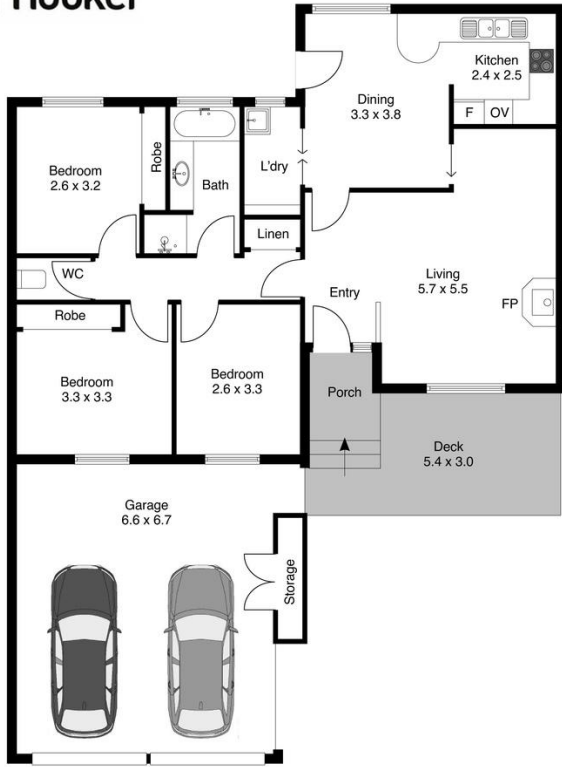
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### LJ Hooker Woden | Weston (02) 6288 8888

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The floor plan plan 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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