

26 Laycock Place, Holt

Space, Privacy & Endless Potential on 1,267sqm

FIND.
An opportunity of this scale is increasingly hard to find. Set within an established pocket of Holt, 26 Laycock Place is a property for those who can see beyond what is there today and imagine what could be. With an expansive 1,267sqm parcel of land, the possibilities extend well beyond the existing residence, offering a rare chance to create something tailored entirely to your vision.

LOVE.
There is something exciting about starting with a blank canvas. Perhaps it's a striking new family home designed from the ground up, a thoughtful restoration that breathes new life into the existing residence, or a carefully considered project that makes the most of the site's RZ2 zoning. The choice is yours. For those prepared to look beyond the ordinary, this is an opportunity to turn an ambitious idea into something tangible.

LIVE.
Holt offers a relaxed suburban lifestyle with the convenience of everyday amenities close at hand. Kippax Shopping Fair provides an easy destination for groceries, dining and local services, while the

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FOR SALE
$850,000+

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

established surrounds offer a sense of community and familiarity. With the broader Belconnen region readily accessible, this is a location that combines practicality with the freedom to create a home that suits your future.

ABOUT THE AREA

Local Transport:
Convenient access to local bus services
Easy connectivity throughout Belconnen and Canberra
Straightforward access to major arterial roads

Shopping & Dining:
Kippax Shopping Fair
Local cafés, restaurants and everyday services
Belconnen Town Centre

Schools:
A selection of local primary and secondary schools
Schooling options throughout the Belconnen region
University of Canberra within easy reach

OVERVIEW:
- 1,267sqm block approx.
- RZ2 zoning
- Existing residence offering renovation or restoration potential
- Opportunity to create a substantial new residence, subject to approvals
- Scope to investigate redevelopment possibilities, subject to approvals
- Established Holt location
- Close to Kippax Shopping Fair
- A rare offering for buyers with vision

Property Info:
Rates: $3,508 pa approx
Land Tax: $6,654 pa approx
EER: 0.5

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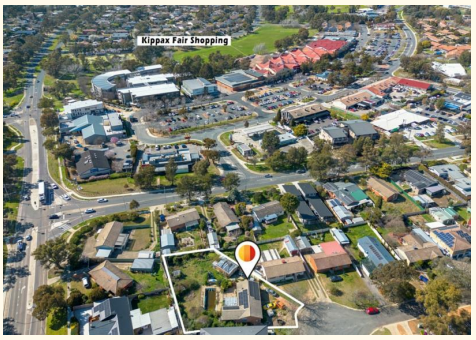


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MORE DETAILS

Property ID	1J83F9U
Property Type	House
Land Area	1267 m2
EER	0.5







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