








28 Lindrum Crescent, Holt

# Family Living with an Incredible 4-Car Garage

Positioned in a quiet, established street, this well-presented three-bedroom home offers comfortable open living, fantastic outdoor entertaining and an exceptional amount of vehicle and storage space.

Whether you're looking for room for hobbies, extra vehicles, a workshop or simply a generous backyard for children and pets, 28 Lindrum Crescent Holt has plenty to offer.

Inside, attractive floating flooring flows throughout the home, while the updated kitchen provides excellent storage, a dishwasher and a practical layout overlooking the backyard. The renovated bathroom adds a fresh touch, and two reverse cycle split system air conditioners ensure year-round comfort.

One of the standout features is the impressive outdoor entertaining area. A large covered timber deck creates the perfect space for weekend barbecues, family gatherings or simply relaxing while overlooking the spacious, level backyard with established fruit trees.

Car enthusiasts, tradies or anyone needing extra storage will appreciate the huge four-car garage/workshop, complemented by an

3 1 2

**FOR SALE**
By Negotation

**AGENTS**
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**AGENCY**
LJ Hooker Gungahlin
(02) 6213 3999

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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enclosed single carport.

Energy efficiency has also been thoughtfully improved with retrofitted double glazed windows, solar panels and solar hot water.

Enjoy the convenience of being close to local shopping at Holt for great takeaway and everyday essentials, with schools, parks and public transport all nearby. The vibrant Kippax precinct is also just minutes away, offering supermarkets, cafés, restaurants, medical services, churches, the library and a wide range of shops and community facilities.

Features include:
- Three bedrooms, two with built-in wardrobes
- Updated kitchen with excellent cupboard space
- Updated bathroom
- Floating floors throughout
- Two reverse cycle split system air conditioners
- Retrofitted double glazed windows for improved energy efficiency
- Solar panels and solar hot water system
- Large covered entertaining deck
- Spacious, level enclosed backyard
- Established fruit trees
- Huge four-car garage/workshop
- Enclosed single carport
- Quiet, convenient location close to local shopping at Holt, schools and Kippax

Stats:
Living space: 107sqm
Land size: 737sqm
Rates: $3,082pa
Land tax (only if rented): $5,443pa
Year built: 1976
EER: 1 star











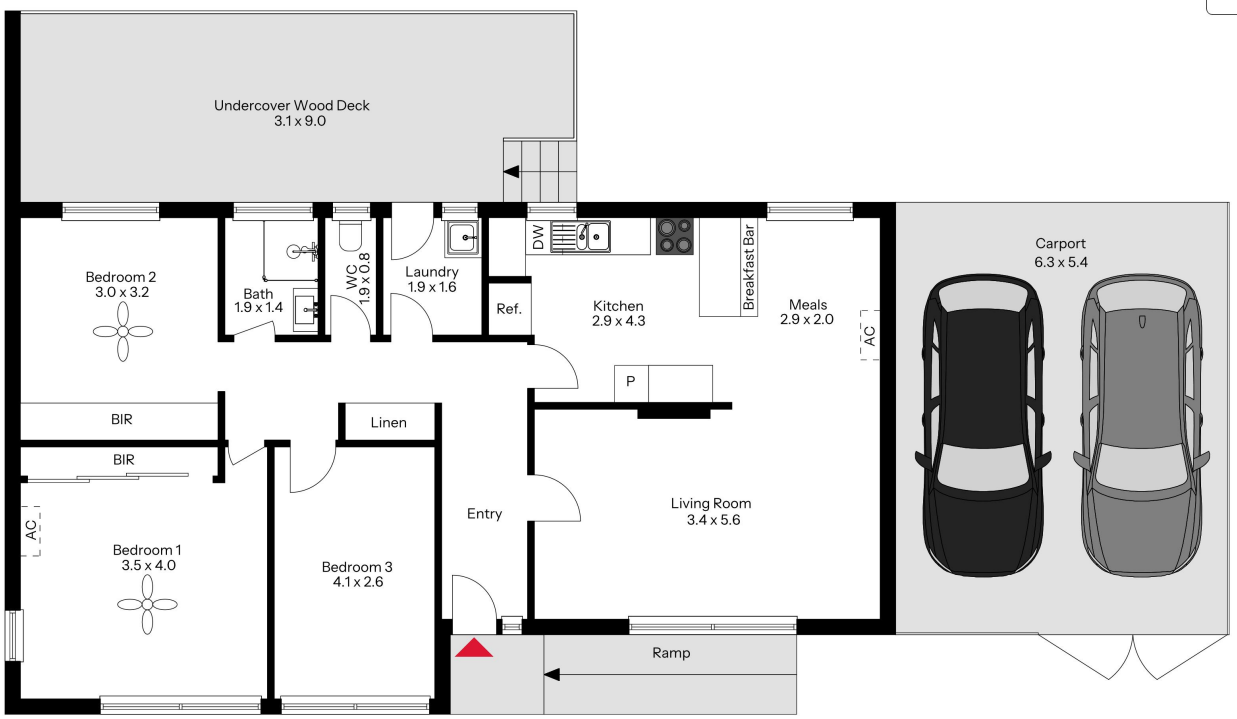
## MORE DETAILS

| | |
|---|---|
| Property ID | 3742GCY |
| Property Type | House |
| House Size | 120 m2 |
| Land Area | 737 m2 |
| EER | 1 |
| Including | Air Conditioning<br>Solar Panels |

**Peta Barrett 0499 044 028**
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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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