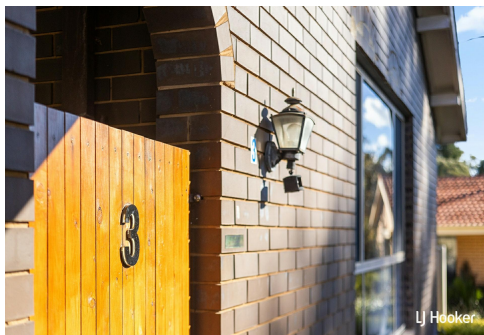




## Holt, 3 Eaves Street

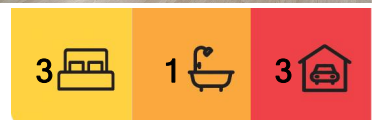
### Family Living on a Large Block

North facing and with an abundance of space inside and out this home presents an opportunity for buyers looking for an easy buying decision.

Upon entry, you'll find the light filled living area to your right and a generous dining space to your left, creates a warm welcome home.

The well-equipped kitchen features stainless steel appliances, an electric cooktop, ample storage, and generous bench space. Three bedrooms, two of which feature built-in robes and serviced by the renovated bathroom.

The home has been freshly painted throughout and features new floating floors in the living and common areas. Spacious laundry, ducted heating and split system cooling to living area adds comfort.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/HNZEMF8H](https://ljhooker.com.au/HNZEMF8H)

**Contact**  
**George Vlandis**  
0437 398 774  
[gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

**Joy Patel**  
0499 912 090  
[jpatel@ljhbelconnen.com.au](mailto:jpatel@ljhbelconnen.com.au)



**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.

**EER** ★★★★★

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

The real value is in the block and at 896m2 not only is there plenty of backyard space for kids and pets to enjoy but provides an opportunity to extend, to add value and future proof your family.

Conveniently located within walking distance to Kippax Fair, Holt local shops, Kingsford Smith Primary, and public transport, this property offers both comfort and accessibility.

\*North facing

\*Freshly painted throughout

\*Renovated bathroom

\*New floating flooring through the living areas and hall

\*Fully equipped kitchen with stainless steel appliances

\*Three bedrooms, two with built in robes

\*Ceiling fan to all rooms

\*Linen storage

\*Ducted heating

\*Split system cooling in living area

\*Spacious Laundry

\*Double carport

\*Secure garage

\*Storage shed

\*Within walking distance to Kippax Fair, Holt local shops, Kingsford Smith Primary, and public transport.

Build: 1972

Block: 896sqm

Living: 116sqm

Garage: 36sqm

EER: 1.5

UV: \$497,000 (2023)

Rates: \$2,880 p.a.

Land Tax (Investor Only): \$4,744 p.a.

Disclaimer:

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

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## More About this Property

|                      |                                                                                 |
|----------------------|---------------------------------------------------------------------------------|
| <b>Property ID</b>   | HNZEMF8H                                                                        |
| <b>Property Type</b> | House                                                                           |
| <b>House Size</b>    | 116 m <sup>2</sup>                                                              |
| <b>Land Area</b>     | 897 m <sup>2</sup>                                                              |
| <b>EER</b>           | 1.5                                                                             |
| <b>Including</b>     | Ducted Cooling<br>Ducted Heating<br>Dishwasher<br>Floorboards<br>Built-in-Robes |

### George Vlandis 0437 398 774

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

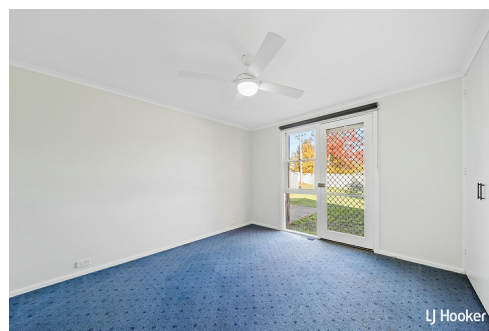
### Joy Patel 0499 912 090

Sales Associate | [jpatel@ljhbelconnen.com.au](mailto:jpatel@ljhbelconnen.com.au)

### LJ Hooker Belconnen (02) 6251 1477

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

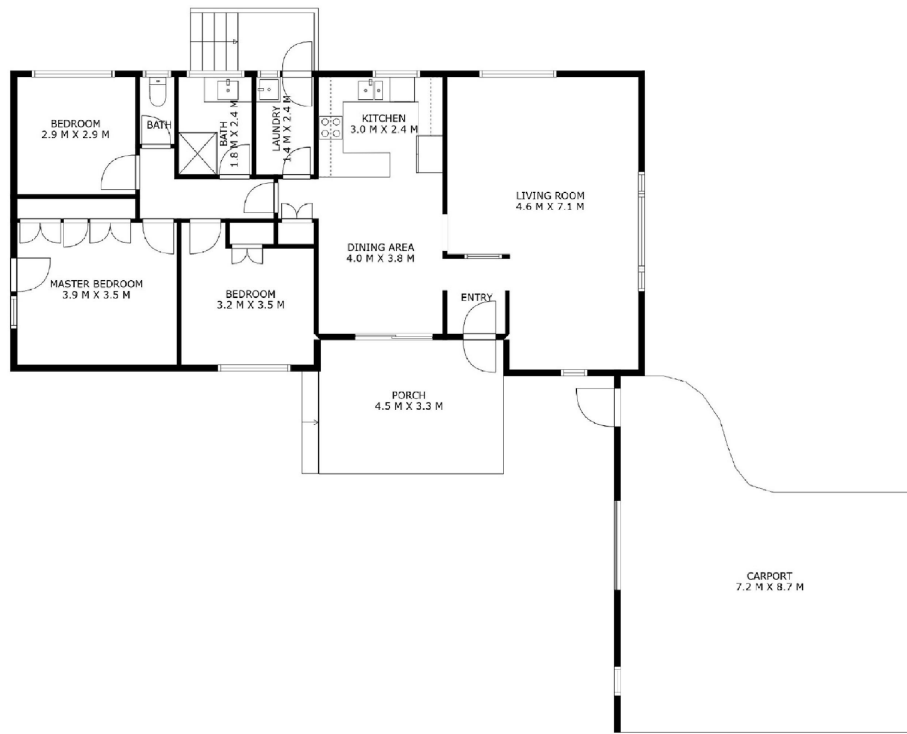
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**(02) 6251 1477**



### 3 Eaves Street, Holt



*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

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