



3 Kieran Place, Holt

## Entertain, Relax, Enjoy

### FIND.

Tucked away in a quiet, family-friendly cul-de-sac, 3 Kieran Place offers an exceptional opportunity to secure a beautifully updated home in one of Holt's most convenient and tightly held pockets. Set on a generous 674sqm (approx.) block, this light-filled residence combines privacy, comfort, and everyday practicality, making it ideal for families, first-home buyers, or those seeking a quality lifestyle in a prime location.

### LOVE.

The home has been thoughtfully updated throughout, offering modern finishes and a welcoming, move-in-ready feel with nothing left to do. Open-plan living forms the heart of the home, drenched in natural light and flowing effortlessly to a large deck that's perfect for entertaining, relaxing, or enjoying family gatherings. The modern kitchen is well-appointed with gas cooking and a Bosch dishwasher, while three well-proportioned bedrooms (all with built-in robes) and a spacious two-car garage complete a layout designed for easy living.

### LIVE.

Enjoy the convenience of an amazing Holt location, close to local schools, shops, parks, and transport links. With generous outdoor space for kids or pets, a great-sized block, and a layout that suits both

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Kippax  
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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**

growing families and downsizers alike, this is a home that delivers lifestyle, comfort, and long-term appeal in equal measure.

#### WHAT THE OWNER LOVES:

"The sense of peace and privacy - waking up to birdsong and enjoying the peace and quiet, The space has been perfect for entertaining, gardening and having the space to breathe. At the same time, the access to schools, shops, parks, public transport and other amenities just minutes from the door make living in this home effortless."

#### OVERVIEW:

- 3 bedrooms all with built-in-robos
- 1 bathroom
- Double garage
- Open-plan living
- Large deck
- Gas cooking and Bosch dishwasher
- Ducted heating
- Split system cooling
- Timber look flooring & carpets throughout

#### RATES / SIZE:

EER: 2.0

Block size: 674sqm approx.

Living size: 95sqm approx.

Garage size: 46sqm approx.

Total build size: 141sqm approx.

Year Built: 1973 approx.

Rates: \$3,151p.a approx.

Land tax: \$5,627p.a approx.

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#### MORE DETAILS

|               |         |
|---------------|---------|
| Property ID   | 1HZ4F9U |
| Property Type | House   |
| House Size    | 99 m2   |
| Land Area     | 674 m2  |
| EER           | 2       |

#### Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
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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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