



30 Messenger Street, Holt

Your Next Chapter Starts on Messenger Street

FIND.

Positioned on a generous 798sqm block in a quiet, well-connected pocket of Holt, this neatly kept home offers an exciting opportunity to step into the market or take on a project with real upside. Comfortable as is, yet full of potential to update over time, it's the kind of property that lets you settle in now while planning what comes next.

LOVE.

Inside, the home feels warm and inviting, with hardwood timber floors flowing throughout and natural light filling each space. Two separate living areas create flexibility for everyday living, whether it's a space to relax, entertain or give everyone their own zone.

The kitchen is practical and functional, featuring gas cooking, a double oven and plenty of storage, offering everything you need now with scope to enhance down the track. All three bedrooms are well-sized and include built-in robes, while additional linen storage and a separate laundry with external access add to the home's everyday convenience. Gas heating ensures comfort through the cooler months, making it easy to live in from day one.

3 1 2

FOR SALE

\$725,000+

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

Step outside and the space really opens up. The backyard is fully enclosed, flat and green, offering endless room for kids and pets to run and play. A classic Hills Hoist adds to the charm, while the size of the block leaves plenty of opportunity for future improvements or simply enjoying the space as it is.

Out the front, neatly maintained trees create a sense of privacy, with a flat grassed yard and a concrete deck providing a welcoming entry to the home. The long paved driveway leads through to a lock-up garage set further back on the block, allowing for additional off-street parking for trailers, caravans or extra vehicles.

LIVE.

Set in an established and convenient location, this home places everything within easy reach. Kippax Fair Shopping Centre and Westfield Belconnen are both just a short drive away, while local bus routes and a stop at the end of the street make getting around simple. Enjoy a short walk to Ginninderry's open spaces and walking trails, along with nearby schools including Kingsford Smith School and Higgins Early Learning Centre. It's a location that balances everyday convenience with a relaxed, community feel.

ABOUT THE AREA

Local Transport:

- Bus stop at the end of the street
- Local bus routes connecting through Belconnen and beyond

Shopping & Dining:

- Kippax Fair Shopping Centre
- " Westfield Belconnen
- " Local cafés, shops and everyday essentials

Schools:

- Kingsford Smith School
- Higgins Early Learning Centre
- Other local schooling options nearby

OVERVIEW:

- 3 bedroom, 1 bathroom home
- Built-in robes to all bedrooms
- Hardwood timber flooring throughout
- Two separate living areas
- Functional kitchen with gas cooking and double oven
- Gas heating
- Plenty of linen storage
- Separate laundry with external access
- Large 798sqm flat block
- Fully enclosed backyard with Hills Hoist
- Flat, grassed front yard with established trees for privacy
- Front concrete deck
- Lock-up garage set back on the block
- Long paved driveway with additional off-street parking
- Ideal for first home buyers or those looking to renovate

SIZE/RATES

Land Size: 798sqm approx.

Living Size: 117sqm approx.

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

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

Year Built: 1972

EER: 0

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MORE DETAILS

Property ID	1J3PF9U
Property Type	House
House Size	117 m2
Land Area	798 m2

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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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