



36 Trumper Street, Holt

## Effortless Everyday Living

This beautifully renovated home delivers space, style and functionality ideal for first home buyers and young families ready to settle into something special.

Step inside to discover a refreshed interior with modern finishes and a light-filled layout designed for everyday living. The kitchen connects seamlessly with the living and dining areas, creating a central hub where family life naturally unfolds.

The modern bathrooms have been thoughtfully renovated with contemporary fixtures and clean finishes, adding both comfort and value to the home. Well-sized bedrooms provide flexibility for growing families, while the practical floorplan ensures privacy and ease of living.

Outside, a well-designed entertaining area extends the living space, offering the perfect setting for weekend BBQs, family gatherings or simply enjoying Canberra's warmer months. The backyard provides plenty of room for children and pets to play in a safe and secure environment.

Located close to schools, parks, local shops and public transport, this is a move-in-ready opportunity combining lifestyle, convenience and

3 2 1

**FOR SALE**  
Auction

**AGENTS**

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**AGENCY**

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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.



long-term appeal.

**Features:**

- Renovated interior with modern finishes
- Stylish, updated bathrooms
- Open plan living and dining
- Contemporary kitchen with ample storage
- Three well-sized bedrooms with built-in robes
- Double glazed windows
- Well-designed outdoor entertaining area
- Secure backyard ideal for kids and pets
- Family-friendly location close to amenities

- Build Year: 1973
- Land Size: 670sqm
- Property Size: 107sqm
- EER: 2.0
- Rates: \$3,087 p.a.
- Land Tax: \$5,458 p.a. (investors only)
- CUV: \$470,000

**Disclaimer:**

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**MORE DETAILS**

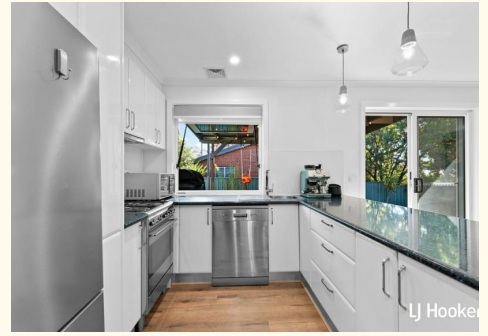
Property ID	HP137F8H
Property Type	House
House Size	107 m2
Land Area	670 m2
EER	2

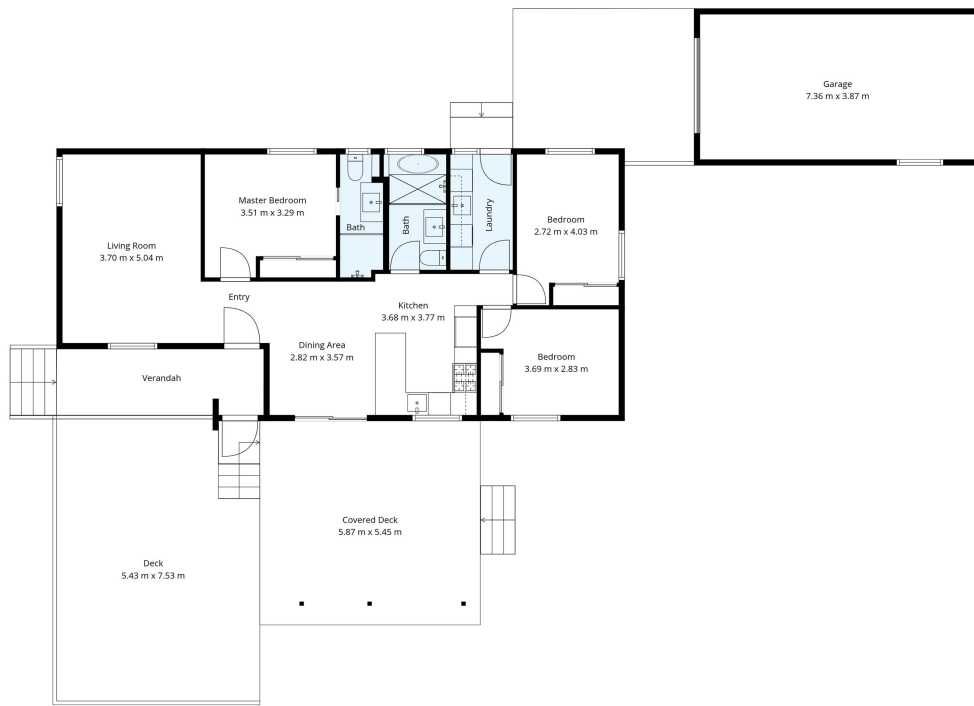
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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