



46 Griffiths Street, Holt

## Cute, Cosy & Completely Private




In Room Auction | Wednesday 20th of May at 6:00pm | LJ Hooker  
Canberra City Auction HQ

### FIND.

Quietly tucked away on a private battleaxe block, this single level home offers an incredible sense of space, peace and privacy. Set on a generous 884sqm parcel and surrounded by established greenery, it delivers a lifestyle that feels removed from the everyday while still being conveniently close to local shops, schools and amenities. With bushland at the front and a sprawling backyard at the rear, this is a home where you can truly spread out and enjoy your surroundings.

### LOVE.

Designed for flexible family living, the home offers multiple living zones that adapt easily to changing needs. Two separate living areas provide space to relax or entertain, while an additional sunroom zone creates the perfect study nook, play area or quiet retreat. The kitchen brings a unique personality to the home, featuring stylish orange accents, endless shelving, double fridge space and gas cooking, all designed to be both functional and full of character. Flowing from the living spaces, the raised covered deck overlooks a lush backyard that feels like your own private escape, offering plenty of room for kids and pets to run, play and explore.

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**FOR SALE**  
Auction

**VIEW**  
By Appointment

### 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**

All three bedrooms are spacious and include ceiling fans for comfort, while the bathroom showcases green-inspired tiling and a fresh, modern feel, complemented by a separate toilet for everyday practicality. Additional features include a wood fireplace for cosy winter nights, reverse cycle cooling, a separate laundry with external access, and a garden shed for added storage.

#### LIVE.

Positioned in a well-established pocket of Holt, this home offers the perfect balance of quiet living and convenience. Enjoy easy access to Kippax Fair Shopping Centre, the Burns Club and Belconnen Town Centre, along with nearby cafés, playgrounds and walking paths. Whether it's weekend outings, daily errands or simply enjoying the outdoors, everything you need is within easy reach while still coming home to your own peaceful retreat.

#### ABOUT THE AREA

##### Local Transport:

- Easy access to main arterial roads connecting through Belconnen and wider Canberra
- Local bus services nearby

##### Shopping & Dining:

- Kippax Fair Shopping Centre
- Burns Club
- Westfield Belconnen
- Local cafés, restaurants and everyday essentials

##### Schools:

- Local primary and secondary schools within the Belconnen region
- Nearby early learning centres

#### WHAT THE OWNER LOVES:

"We've loved this home as the perfect place to start our family, with a fantastic yard where the kids and pets can run and play. The neighbours are amazing and have made it feel like a real community. Tucked away in a private, quiet location, it's been a peaceful retreat we'll truly miss."

#### OVERVIEW:

- 3 bedrooms with ceiling fans
- Stylish bathroom with separate toilet
- Single car garage plus additional carport
- Single level home on a private battleaxe block
- 884sqm block with expansive backyard
- Two separate living areas plus additional study/play space
- Raised covered deck overlooking lush gardens
- Kitchen with orange accents, gas cooking and double fridge space
- Wood fireplace
- Reverse cycle split system cooling
- Gas ducted heating
- Separate laundry with external access
- Tile and timber flooring throughout
- Garden shed
- Private front gardens leading to peaceful bushland

#### RATES/SIZE:

Living Size: 121sqm approx.

Block Size: 883sqm approx.

Rates: \$2,699p p.a approx.

Land Tax: \$4,345 p.a approx.

EER: 1.0

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## MORE DETAILS

Property ID	1J2FF9U
Property Type	House
House Size	121 m2
Land Area	883 m2
EER	1

### Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
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### Olivia Schultz 0415 366 287

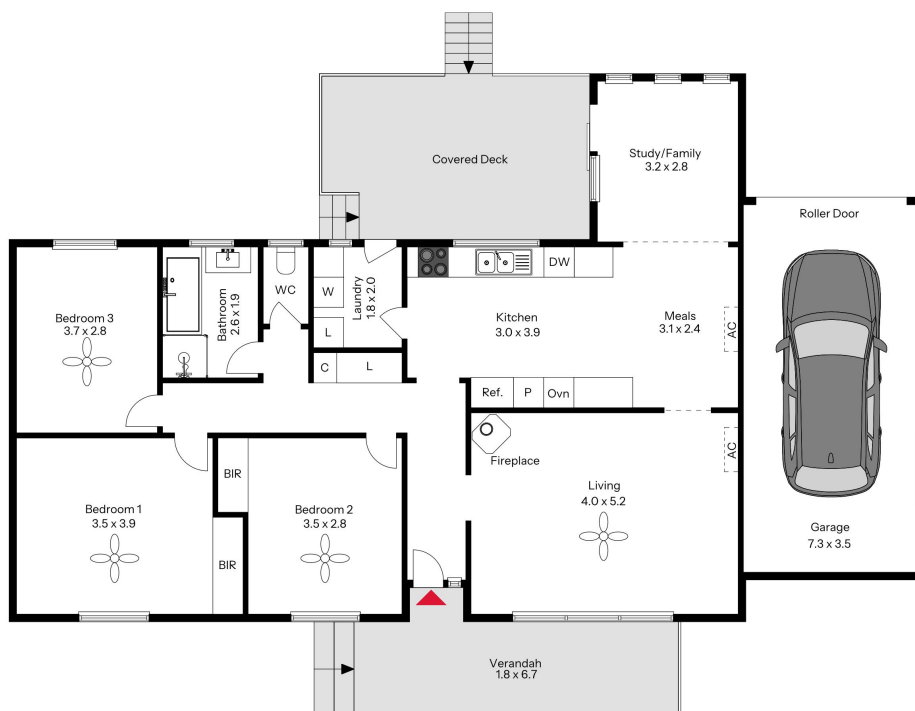
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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