



LJ Hooker



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Holt, 6 Slight Place

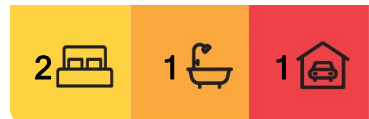
North Facing and Easy Living

Nestled in the quiet and tightly held enclave of the Golf Course Estate this home offers a fantastic opportunity for first home buyers and downsizers to create their own oasis.

Featuring a large north-facing living and dining area that includes the spacious kitchen with plenty of storage. Two bedrooms each have built-in robes, and a two-way bathroom accessible from both the master bedroom and hallway.

The outdoor covered entertaining area is surrounded by the private landscaped gardens, ideal for relaxing or hosting. Additional features include a separate powder room, split system in the living area, gas heating, laundry with linen storage, and a drive-through garage.

This home is ready for your personal touch. Ideally located near the Kippax Fair Shopping Centre, local shops, schools, and parks, it's perfect for those looking to add value and



For Sale
Auction

View
ljhooker.com.au/HNZUYF8H

Contact
George Vlandis
0437 398 774
gvlandis@ljhbelconnen.com.au

Joy Patel
0499 912 090
jpatel@ljhbelconnen.com.au

EER ★★★★★☆

LJ Hooker Belconnen
(02) 6251 1477



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enjoy.

- * Cul-de-sac location in the Golf Course Estate
 - * North facing living and dining area
 - * Spacious kitchen with ample storage space
 - * Two generous bedrooms with built in robes
 - * Bathroom with dual access from the main bedroom and hallway
 - * Powder room
 - * Split system in the living area
 - * Gas heating
 - * Laundry and linen storage
 - * Covered outdoor entertaining area
 - * Beautifully established landscaped front and back gardens
 - * Single drive through garage with internal access and remote
 - * Irrigation system with timer
 - * Solar Panels
 - * Conveniently located close to Kippax Fair Shopping Centre, local shops, schools and parks and the golf course.
-
- * Build Year: 1998
 - * Land Size: 373sqm
 - * Living Size: 100sqm
 - * Garage: 21sqm
 - * EER: 5.0 stars
 - * Rates: \$2,518 p.a.
 - * Land Tax: \$3,899 p.a. (investors only)
 - * Unimproved Land Value: \$393,000 (2023)

Disclaimer:

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More About this Property

Property ID	HNZUYF8H
Property Type	House
House Size	100 m ²
Land Area	373 m ²
EER	5

George Vlandis 0437 398 774

Sales Agent | gvlandis@ljhbelconnen.com.au

Joy Patel 0499 912 090

Sales Agent | jpatel@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

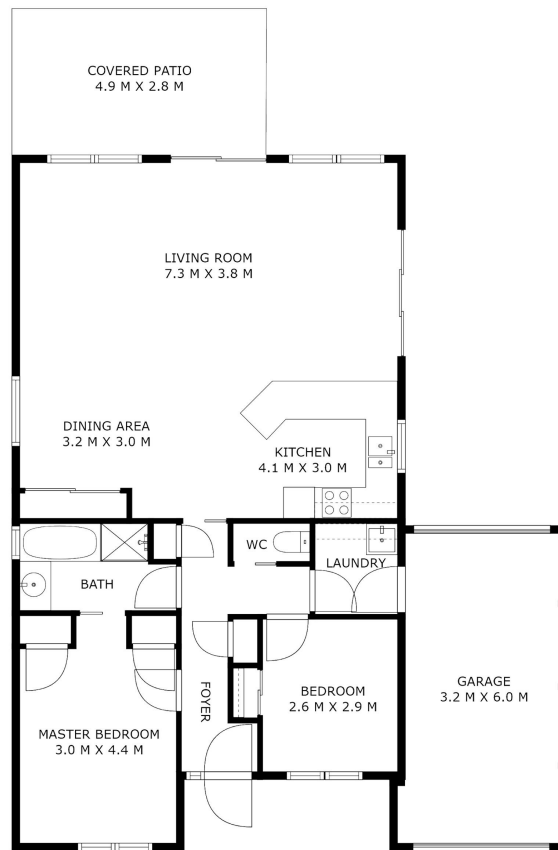
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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

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