



6 Watchorn Close, Holt

## A Home with Heart, Space and Style

### FIND.

Positioned in a quiet, family-friendly street and directly fronting a peaceful park, this charming home captures attention from the moment you arrive with its distinctive Victorian-style facade and inviting street presence. Offering generous proportions and a flexible layout, the home blends character with functionality, creating a warm and welcoming environment suited to a variety of buyers.

With its unique design, spacious interiors and low-maintenance block, this is a home that stands out from the crowd while still offering everyday practicality.

### LOVE.

Step inside to discover surprisingly expansive interiors, with a massive living area on the main level that provides ample space for both relaxation and entertaining. Flowing through to a well-sized kitchen with gas cooking and dining area, the layout is both functional and comfortable for everyday living.

Two bedrooms on the lower level include built-in robes and are serviced by a main bathroom with WC, while upstairs reveals a private retreat. The oversized main bedroom is filled with natural light from beautiful feature windows and offers a peaceful nook perfect for

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### FOR SALE

\$770,000+

### AGENTS

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### AGENCY

LJ Hooker Kippax

(02) 6255 3888

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Interested parties must rely solely on their own enquiries.



reading or unwinding, along with built-in robes and its own ensuite featuring unique cube-style windows. Comfort is assured year-round with ducted gas heating and a reverse cycle split system, while the internal access garage leads through to a full-sized laundry with external access for added convenience.

#### LIVE.

Outdoors, the home offers a paved, low-maintenance yard that is perfect for easy living, while still providing enough space to enjoy time outside. A single garage with internal access is complemented by an additional car space under a sun sail, offering flexibility for parking. Positioned directly opposite a park and just moments from the local golf course, this location offers a relaxed lifestyle with open green spaces right at your doorstep. With shops, schools and amenities all close by, this is a home that balances charm, space and convenience with ease.

#### ABOUT THE AREA

##### Local Transport:

- Easy access to local bus routes
- Convenient connection to Belconnen Town Centre

##### Shopping & Dining:

- Kippax Fair Shopping Centre
- " Belconnen Town Centre
- " Local cafés and restaurants

##### Schools:

- Kingsford Smith School
- St Thomas Aquinas Primary School
- Hawker College

#### OVERVIEW

- Three bedrooms, all with built-in robes
- Upstairs main bedroom with ensuite and reading nook
- Main bathroom with WC
- Large living area with generous proportions
- Open plan dining and kitchen
- Kitchen with gas cooking
- Victorian-style facade with great street appeal
- Ducted gas heating
- Reverse cycle split system heating and cooling
- Single car garage with internal access
- Additional car space with sun sail
- Full-sized laundry with external access
- Paved, low-maintenance yard
- Positioned opposite a park
- Close to local golf course

#### RATES / SIZE

Living Size: 138sqm approx.

Block Size: 242sqm approx.

Rates: \$2,607p.a approx.

Land Tax: \$4,081p.a approx.

EER: 3.0

Year Built: 1996

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## MORE DETAILS

|               |         |
|---------------|---------|
| Property ID   | 1J1VF9U |
| Property Type | House   |
| House Size    | 138 m2  |
| Land Area     | 242 m2  |
| EER           | 3       |

### Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
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Ground Floor Plan



First Floor Plan

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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