




7 Burge Close, Holt

## Renovated & move in ready with no body corporate

Tucked away in a quiet cul-de-sac, 7 Burge Close, Holt is what you have been waiting for but haven't been able to find - a fully renovated, move-in ready home that perfectly balances style, functionality and low-maintenance living. Set on a manageable 475m<sup>2</sup> block with no body corporate, this separate title residence offers the best of all worlds - generous indoor living, multiple outdoor entertaining zones, and space for families to enjoy without the upkeep. With three distinct living areas and thoughtfully designed indoor and outdoor spaces, this is a home that truly ticks every box, perfect for buyers in any stage of their journey: first home buyers, families looking for more space, downsizers or investors alike.

Stepping inside, you are welcomed by a light-filled formal living area, creating an inviting first impression. Rare for a home of this size, a separate family room provides flexibility for modern living - perfect as a home office, media room or dedicated children's play space. The heart of the home is the beautifully renovated kitchen, featuring stone benchtops, sleek cabinetry, ample storage, electric cooking and a dishwasher. A formal dining area sits adjacent, offering a seamless flow for everyday living and entertaining.

3  2  1 

**FOR SALE**  
\$819,000 +

**VIEW**

Sat 30th May @ 10:50AM - 11:20AM

**AGENTS**

Jane Macken  
0408 662 119  
jane.macken@ljhwodenweston.com.au

Emma Irwin  
0422415008  
emma.irwin@ljhwodenweston.com.au

**AGENCY**

LJ Hooker Woden | Weston  
(02) 6288 8888

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Accommodation includes three well-appointed bedrooms. The master suite is thoughtfully segregated at the front of the home and includes built-in robes along with a stylishly renovated ensuite, complete with floor-to-ceiling tiling, a generous double shower with recess, and quality fixtures. The remaining two bedrooms are positioned at the rear, both with built-in robes, and are serviced by a stunning three-way main bathroom. Designed with family convenience in mind, it includes a full-sized bath, feature tiling, separate vanity and separate WC, all finished to the same high standard as the ensuite.

Outdoors, the home continues to impress with low-maintenance yet highly functional spaces. The front yard is framed by established greenery, offering privacy and a perfect setting for the swingset. To the rear, an entertainer's deck overlooks a flat grassed yard, fully fenced and low maintenance, ideal for children and pets to enjoy.

Additional features include a separate laundry with storage, reverse cycle heating and cooling in the main living area, a single carport with storage, and additional off-street parking.

Located in the family-friendly suburb of Holt, this home enjoys close proximity to local schools, parks, walking trails, and the Kippax Fair shopping precinct. With easy access to Belconnen Town Centre and a strong sense of community, Holt continues to be a popular choice for families and lifestyle-focused buyers.

- Fully renovated, move-in ready home
- Separate title with no body corporate
- Three living areas offering flexible family living
- Renovated kitchen with stone benchtops and quality appliances
- Three bedrooms, including segregated master with ensuite
- Stylishly renovated bathrooms, including three-way main bathroom
- Low-maintenance 475m<sup>2</sup> block with excellent outdoor entertaining
- Front and rear yard spaces ideal for families and pets, including swingset
- Reverse cycle heating and cooling unit
- Separate laundry with storage
- Single carport with storage plus additional parking space
- Quiet cul-de-sac location close to schools, shops and amenities

Land size: 475m<sup>2</sup>

Living size: 120m<sup>2</sup>

Land value: \$335,000 (2025)

Rates: \$2,588 p.a (approx.)

Land tax: \$4,207 p.a (approx.)

Construction: 1985

EER: 1 star



## MORE DETAILS

Property ID	JWKH5W
Property Type	House
House Size	120 m2
Land Area	475 m2
EER	1

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
jane.macken@ljhwodenweston.com.au

### Emma Irwin 0422415008

Sales Consultant to Jane Macken |  
emma.irwin@ljhwodenweston.com.au

### LJ Hooker Woden | Weston (02) 6288 8888

23 Briery Street, WESTON CREEK ACT 2611  
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au





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.