



7 Kellermann Close, Holt

## A Hidden Haven in Holt

In Room Auction | Wednesday, 3rd of June at 6:00pm | LJ Hooker  
Canberra City Auction HQ

### FIND.

Tucked quietly within the tightly held streets of Kellerman Close, this split-level standalone home offers warmth, privacy and charm from the moment you arrive. Surrounded by established greenery and thoughtfully updated throughout, it's the kind of home that instantly feels welcoming, offering a lifestyle that balances comfort, character and low-maintenance living in one of Holt's most convenient pockets.

### LOVE.

Inside, the home feels bright, relaxed and easy to live in. Hardwood timber flooring flows through the main living spaces, complemented by plush carpet in the bedrooms, creating a balance of warmth and practicality. The open plan living and dining area is filled with natural light and connects beautifully to the heart of the home, a renovated kitchen designed to bring people together.

Featuring stylish timber and white finishes, the kitchen offers endless cupboard storage, a large oven, gas cooking and a generous island bench that anchors the space perfectly. Whether it's everyday meals, morning coffees or hosting family and friends, it's a space designed to

3 1 2

**FOR SALE**  
Auction

### VIEW

Sat 9th May @ 11:30AM - 12:00PM

### 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.

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be enjoyed.

All three bedrooms are well-sized and include fixed shelving and wardrobe storage, while the updated bathroom combines functionality with a modern touch, complete with a bath and rainfall shower. A separate toilet and separate laundry with external access add further practicality, while split system heating and cooling ensure year-round comfort.

Step outside and the home truly comes to life. A beautiful raised timber deck welcomes the eastern sun and creates the perfect place for slow mornings, entertaining or simply enjoying the peaceful surroundings. Established trees create a sense of privacy, while a charming pebble pathway adds a storybook feel to the outdoor space. Veggie patches, a cubby house and thoughtfully designed greenery complete the setting, making it feel like your own private oasis tucked away from the world.

To the rear, the double garage provides secure parking and additional storage, all while maintaining the quiet and private feel that makes this home so special.

#### LIVE.

Positioned in an incredibly convenient location, you're only moments from the Raiders Club Canberra, Kippax Fair Shopping Centre and the growing Ginninderry precinct. Local bus routes are nearby, making commuting simple, while Kingsford Smith School and surrounding amenities are all within easy reach. It's a location that combines everyday convenience with a genuine neighbourhood feel.

#### ABOUT THE AREA

##### Local Transport:

- Local bus routes nearby
- Easy access through Belconnen and surrounding suburbs

##### Shopping & Dining:

- Kippax Fair Shopping Centre
- " Raiders Club Canberra
- " Local cafés, shops and everyday essentials

##### Schools:

- Kingsford Smith School
- Nearby early learning and schooling options

#### WHAT THE OWNER LOVES:

"We've always loved the established trees because of the privacy they offer and the birdlife they attract. When you're upstairs, it feels like you're in a fancy treehouse. There are lots of families in the neighbourhood these days, and the sound of kids playing in the street is lovely. We've loved it here."

#### OVERVIEW:

- 3 bedroom, 1 bathroom split-level home
- Double garage
- Renovated kitchen with island bench
- Gas cooking and large oven
- Hardwood timber flooring throughout living spaces
- Carpeted bedrooms
- Open plan living and dining area
- Updated bathroom with bath and rainfall shower
- Separate toilet
- Separate laundry with external access
- Split system heating and cooling
- Well-sized bedrooms with shelving and wardrobe storage
- Raised timber entertaining deck
- Established trees creating privacy

- Pebble pathways and landscaped outdoor spaces
- Veggie patches and cubby house
- Electric hot water

**RATES/SIZE:**

Land Size: 298sqm approx.  
 Living Size: 104sqm approx.  
 Rates: \$2,593p.a approx.  
 Land Tax: \$4,042p.a approx.  
 EER: 3.5  
 Year Built: 1977

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**MORE DETAILS**

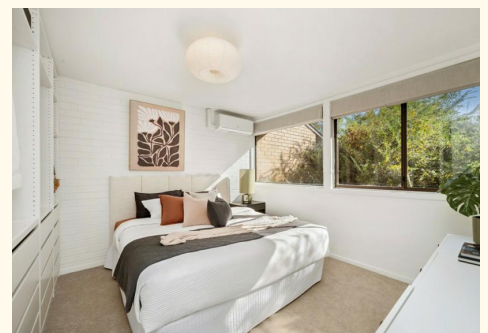
Property ID	1J45F9U
Property Type	House
House Size	104 m2
Land Area	298 m2
EER	3.5

**Olivia Schultz 0415 366 287**

Licensed Agent | Team Ryan-Hicks | [olivia.schultz@ljhkipax.com.au](mailto:olivia.schultz@ljhkipax.com.au)

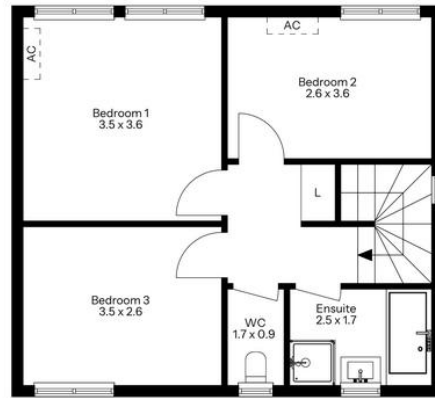
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Lower Level



Upper Level

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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