



Holt, 9 Allen Place

Story book living in the heart of Holt

Smack bang in the heart of the Golf Course Estate, where the air is crisp, the greens roll endlessly, and life moves at just the right pace, you'll find 9 Allen Place, a home straight from the pages of a storybook. The fairy-tale gardens and a private front courtyard welcome you with open arms, whispering secrets of quiet afternoons and long, lazy mornings.

Inside, the charm only deepens. Three beautiful bedrooms, a luxurious ensuite, and two spacious living areas offer a perfect blend of comfort and style. This home has been renovated to perfection, with nothing left to do but move in and soak up the beauty. Secure garaging for two cars ensures both convenience and peace of mind.

Whether you're a first-home buyer dreaming of the perfect beginning for your young family or a downsizer seeking a home that feels like a warm embrace, this is where your next chapter begins.



Disclaimer: 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.

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For Sale
Auction

View
l.jhooker.com.au/2GQKF9Q

Contact
Tim Russell
0416 087 834
tim.russell@l.jhooker.com.au
Jackson White-Brettell
0421 479 376
Jackson.white-brettell@l.jhkaleen.com.au

EER ★★★★★

LJ Hooker Kaleen
(02) 6241 1922

But be quick, homes like this don't wait around for long. Come see for yourself!

Looking to call Holt Home? Please speak with Tim Russell 0416 087 834 or Jackson White-Brettell 0421 479 376 for further information or a private inspection.

Features Include:

- Beautifully landscaped from gardens
- Moment away from the Burns Belconnen Golf Course
- Updated kitchen and flooring
- Separate title with no strata fees
- Built in wardrobes in every bedroom
- Positioned in a quite cul-de-sac
- Two separate living spaces
- Internal access from the garage

Rates: \$2,518 pa approx

Land Tax: \$3,491 pa approx

EER: 4.5

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More About this Property

Property ID	2GQKF9Q
Property Type	House
House Size	105 m2
Land Area	382 m2
EER	4.5
Including	Air Conditioning

Tim Russell 0416 087 834

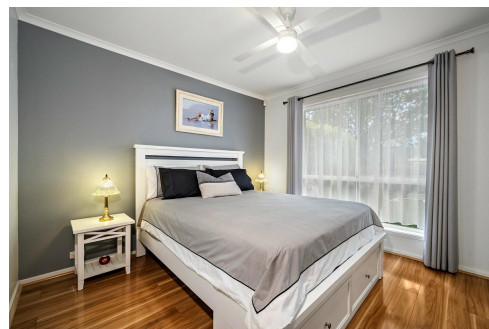
Franchise Owner / Sales Manager / Licensed Agent & Auctioneer ACT/NSW |
tim.russell@ljhooker.com.au

Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | Jackson.white-brettell@ljhkaleen.com.au

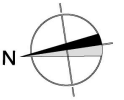
LJ Hooker Kaleen (02) 6241 1922

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617
kaleen.ljhooker.com.au | kaleen@ljhooker.com.au



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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

9 Allen Place, Holt

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