



## Holt, 24/131 Britten-Jones Drive

### Peaceful & Spacious, Single-Level House

This delightful single-level townhouse, located in the desirable Wiluna complex, provides a serene and easygoing lifestyle that caters to a variety of preferences. This standalone townhouse provides a feeling of seclusion, featuring an entirely open backyard area, which makes it an excellent option for individuals desiring a comfortable and low-maintenance residence. Perfectly positioned with a northerly aspect near the Burns Club Golf Course, Strathnairn Arts Centre, Kippax Fair Shopping Centre, and Kingsford Smith School, this home provides both convenience and tranquility.

Designed for easy living, this home features a spacious open-plan living and dining area that flows seamlessly to a private rear courtyard - ideal for relaxing or entertaining. The central kitchen is well-equipped with quality appliances and ample storage.

All bedrooms have built-in wardrobes, offering ample storage space. A well-appointed main bathroom with a bathtub and separate toilet ensures everyday comfort. Additional



**For Sale**  
\$739,000+

**View**  
[ljhooker.com.au/1HM4F9U](http://ljhooker.com.au/1HM4F9U)

**Contact**  
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**EER** ★★★★★★



**LJ Hooker Kippax**  
**(02) 6255 3888**

**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.

features include split system heating and cooling, ducted gas heating, a garden shed and an attached double car garage with internal access for added convenience.

Residents of the Wiluna complex enjoy access to fantastic shared amenities, including a swimming pool and tennis court, all within walking distance. With nearby walking trails and scenic views of the Brindabella Mountain ranges, this home offers the perfect blend of nature and convenience.

Features:

- Single-level, low-maintenance design
- Open-plan living and dining area
- Well-equipped kitchen with ample storage
- Master bedroom with a built-in wardrobe & ensuite
- Built-in wardrobes to other two bedrooms
- Main bathroom with bathtub & separate toilet
- Ducted gas heating system
- Reverse cycle AC system
- Private rear courtyard for outdoor enjoyment
- Attached double car garage with internal access
- Access to complex amenities: swimming pool & tennis court
- Detached townhouse
- Peaceful location near golf course, shopping, schools & nature trails/

Nearby Amenities:

- Kingsford Smith School - 4 min
- Kippax Shopping Centre (Holt ) - 5 min
- Hawker College - 7 min
- Belconnen High School - 8 min
- Westfield Belconnen - 12 min
- Calvary Hospital - 14 min

Rates: \$2,535 p.a. approx.

Land tax: \$3,404 p.a. approx.

Body corp: \$694 pq. approx.

EER: 5.5

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However, we cannot guarantee or give any warranty about the information provided.

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## More About this Property

<b>Property ID</b>	1HM4F9U
<b>Property Type</b>	House
<b>House Size</b>	107 m2
<b>EER</b>	5.5

### Eoin Ryan-Hicks 0424 042 419

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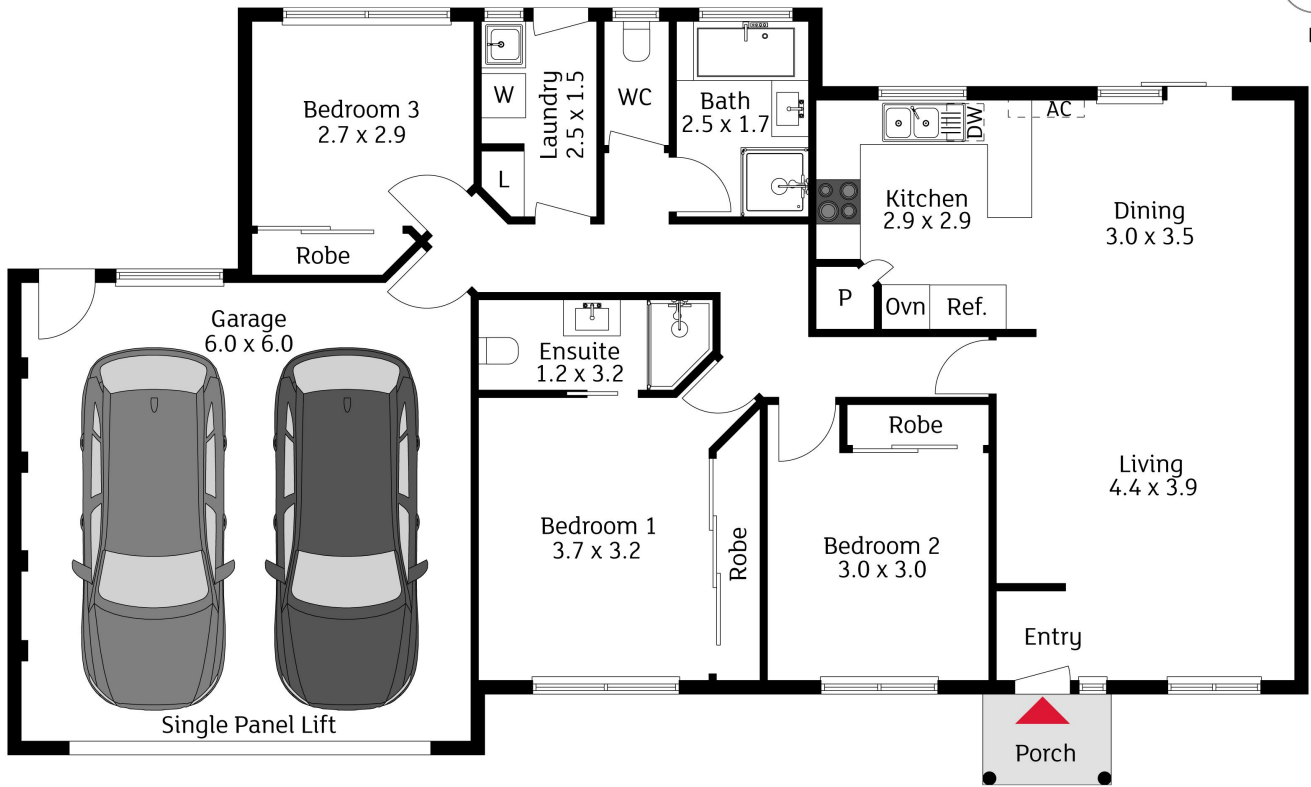
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

24/131 Britten Jones Drive, Holt

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