



15 Carnall Close, Holt

## Exclusive Golf Course Estate Lifestyle

This spacious two-storey townhouse is separate titled (no body corporate fees) and the rear gate opens onto the serene natural landscape of the Burns Golf Course in Belconnen.




With large living areas upstairs, that opens onto a covered balcony, sited directly in front of the golf course pond, you have a stunning view of bird life, undulating greens and trees, uninterrupted all day from sunup mornings to the evening setting sun.

The master bedroom and ensuite are also upstairs, providing privacy from the other two bedrooms downstairs.

The ground floor of the townhouse has a large bathroom with spa bath and laundry with an exit to the rear partially covered garden. This area allows you to indulge your own preferences in creating veggies patches or floral displays and also has a gate leading onto the golf course for taking leisurely strolls through maintained gardens.

This is a lifestyle on offer to cater to your day-to-day choices.

Come view today!

3  2  2 

**FOR SALE**  
\$750,000

### AGENTS

Robert Murphy  
0414 734 185  
rmurphy@ljhbelconnen.com.au

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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.

 **LJ Hooker**

Vacant & ready to occupy now!

Features:

- Double secure garage
  - Two-storey townhouse with views
  - Close to shops, public transport and nature
  - No body corporate fees
  - Home with a lifestyle
- 
- Land Size: 252sqm
  - Property Size: 157sqm | Internal Living: 118sqm | Garage: 39sqm
  - EER: 3.5
  - Rates: 2,627 p.a.
  - Land Tax: \$4,141 p.a. (investors only)
  - Unimproved Land Value: \$363,000

Disclaimer:

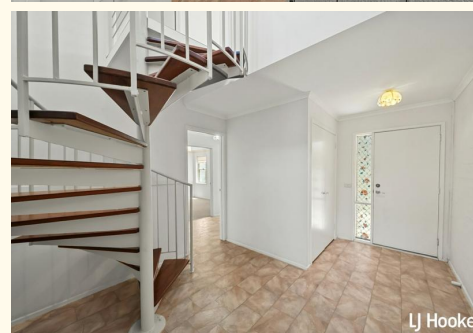
All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

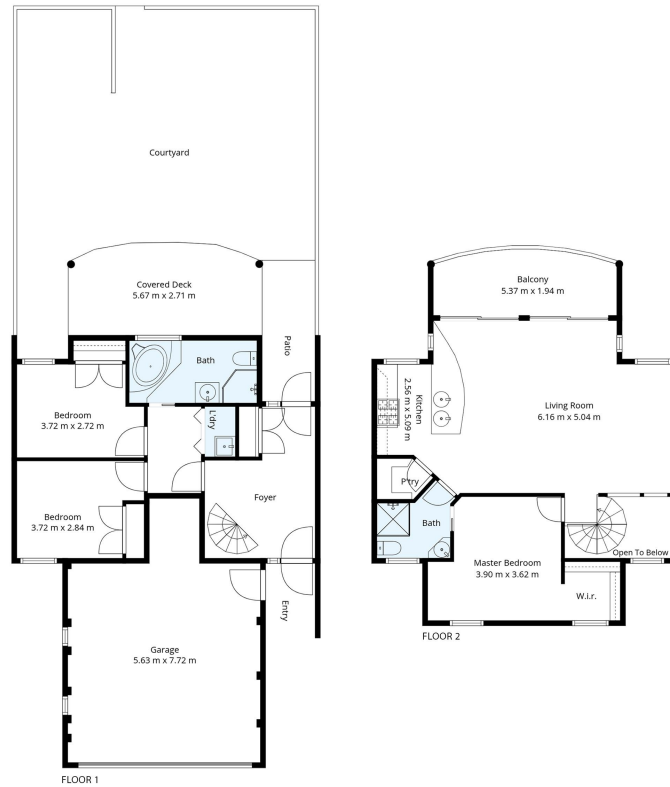
**MORE DETAILS**

Property ID	HP0RNF8H
Property Type	Townhouse
House Size	157 m2
Land Area	252 m2
EER	3.5

**Robert Murphy 0414 734 185**  
Sales Agent | [rmurphy@ljhbelconnen.com.au](mailto:rmurphy@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**  
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617  
[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)





**15 Carnall Close, Holt**



*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*