



1/131 Britten Jones Drive, Holt

Low Maintenance Living with A Little Extra

Positioned at the front of the well-kept Wiluna complex, this stand-alone single level townhouse offers a sense of space, privacy and ease that's hard to come by. It's a community that's genuinely looked after, with the owners noting how responsive and active the body corporate has been, which always makes a difference.

Inside, the home feels light, comfortable and easy to settle into. The main living area opens up with natural light pouring in through skylights above, creating a space that feels good at any time of day, whether it's a quiet morning or a full house.

The kitchen sits alongside, offering generous bench space, plenty of storage and an induction Smeg cooktop. Thoughtful additions like filtered tap water and fully electric cooking make everyday living simple and practical.

Just off the living area, you'll find what has become one of the owners' favourites, for good reason.

The sunroom...

At around 15sqm, it's a space that quickly becomes part of daily life.

3  2  2 

FOR SALE

Offers over \$750,000

VIEW

Tue 19th May @ 4:45PM - 5:15PM

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
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 **LJ Hooker**

Morning coffee, a second dining area, a work-from-home setup or a playroom, it adapts easily. Especially in winter, when the light comes through, it's a hard spot to leave.

From here, it flows out onto the deck, an easy, low-maintenance space that works just as well for a quiet afternoon as it does for a weekend BBQ. The backyard is fully enclosed with colour bond fencing, offering privacy and a secure area for kids or pets without the upkeep of a larger block.

The rest of the home continues in the same practical and comfortable way. Three well-sized bedrooms sit along the hallway, each with built-in robes, soft carpet and double blinds for a good night's sleep. LED downlights run throughout, and with ducted reverse cycle heating and cooling plus a split system in the main living area, comfort is covered year-round. It's connected via fibre to the premises (FTTP), making working from home or streaming that little bit smoother.

The double garage offers secure internal access and has recently had the door and motor updated, one of those things that's already been taken care of.

And then there's the location...

Just steps across the road, you'll find the Burns Club and surrounding golf course, offering open green space, walking paths and an easy spot to meet friends for a meal or a drink. It's a local favourite for a reason, and despite being so close, the area remains peaceful and relaxed.

Kippax and Holt shops are within walking distance or a short drive, and you're surrounded by parks, playgrounds and walking tracks, including Shepherds Lookout. Holt Early Learning Centre, the Stepping Stone Cafe, Fullston Way Playground and Paddys Park Recreational Playground are all just minutes away.

It's easy living, low maintenance and full of personality. A home that simply makes sense.

- 3 bedroom, 2 bathroom single level townhouse
- Stand-alone home
- Double garage with internal access, recently updated door and motor
- Located in the well-maintained Wiluna complex
- Access to complex pool and tennis court
- Freshly painted throughout
- Open plan living with skylights
- Kitchen with induction Smeg cooktop, filtered water tap and ample storage
- 15sqm sunroom addition
- Outdoor deck for entertaining
- Fully enclosed low-maintenance backyard
- LED downlights throughout
- Double blinds in bedrooms
- Ducted reverse cycle heating and cooling + split system
- Fibre to the premises (FTTP)
- Walking distance to Kippax & Holt shops
- 4 minute walk to Holt Early Learning Centre & local playgrounds
- Steps to Burns Club, golf course and green open space

SIZE/RATES

Living Size: 107sqm approx.

Garage Size: 39sqm approx.

Build Size: 146sqm approx.

Rates: \$2,714p.a approx. (upd 31/03/26)

Land Tax: \$3,495p.a approx.

Body Corporate: \$704p.q approx.

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MORE DETAILS

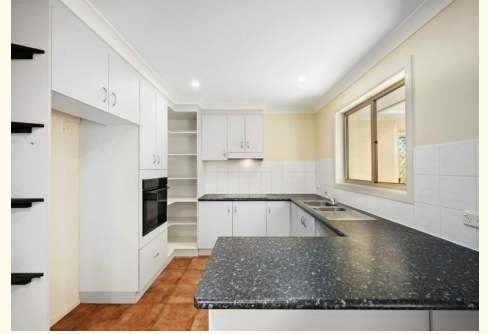
Property ID	1J1RF9U
Property Type	Townhouse
House Size	146 m2
EER	5

Olivia Schultz 0415 366 287

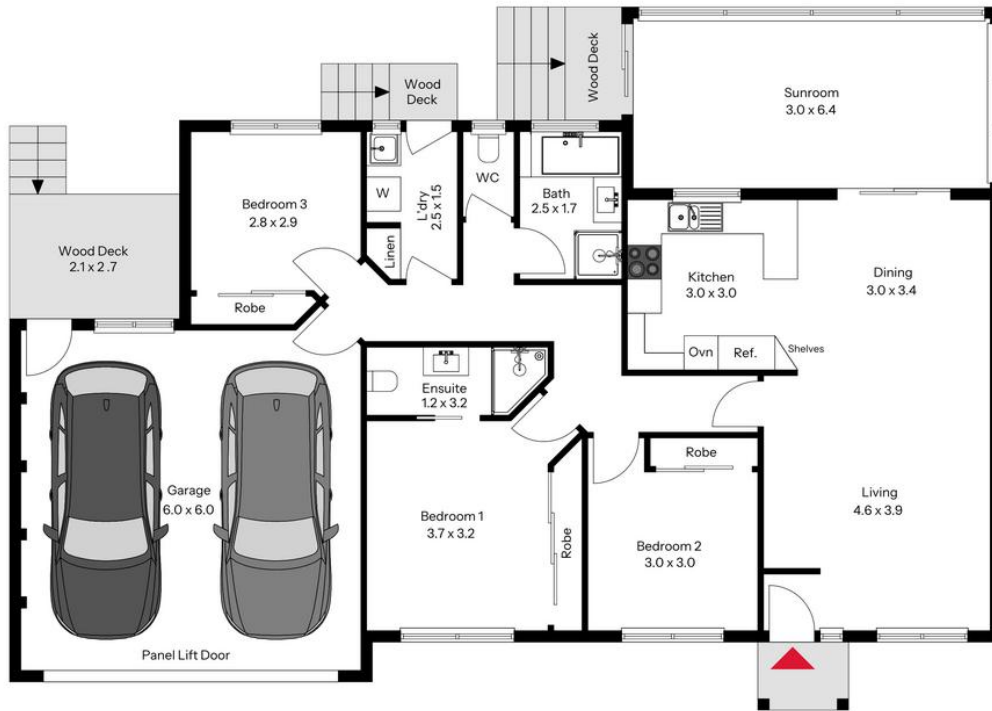
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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