




10/26 Chave Street, Holt

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A Townhouse in FULL Bloom

There's something special about a home that feels connected to its garden, where every window frames greenery and every space feels bathed in light. This split-level townhouse in Holt is just that, a private retreat where spring blossoms outdoors and comfort blooms inside. Set on a generous 299sqm block (larger than most townhouses) with 104sqm of thoughtfully planned living, this home offers space to spread out and sanctuary to come back to.

Stylish, functional and full of character, this home in Holt is move in ready with three bedrooms featuring built in robes, complemented by an updated bathroom, separate toilet, and dedicated laundry room. Timber and tile floors with carpeted bedrooms brings warmth and practicality. While ducted reverse-cycle heating and cooling plus ceiling fans keep the seasons perfectly balanced. For everyday convenience there is a carport with storage cage, an additional car space, and a backyard garden shed. To add the home is fitted with solar to save.

The renovated kitchen is the heart of the home, with induction cooking, a dishwasher, and huge windows overlooking the lush rear garden, perfect for cooking while soaking up views of greenery and colour. The living area spills out to private courtyards front and back. The north-facing front, kissed by sunlight and ideal for a morning

FOR SALE
\$629,000+

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 **LJ Hooker**

coffee in the sun. The rear, a secluded sanctuary complete with a brand-new pergola and luxurious spa for slow paced evenings.

The owners sum it up beautifully: "We feel as though we have turned it from a house into a lovely, cosy home." That warmth is felt in every corner of its clever split-level design, the owners' favourite part of the home. A layout that creates flow and separation, giving the home both character and functionality. It's a floor plan the owners have adored, and it's easy to see why.

The location ties it all together, tucked away in the quiet Maranatha Mews complex. You are just a 5-minute walk from the ever-evolving Kippax Fair Shopping Centre, catering for all your needs. At your front doorstep enjoy large sport ovals and the local Kippax Raiders club. For the families the local Kingsford Smith School will nurture from K-10. Local bus routes to Belconnen Mall and Canberra's CBD allowing you to reach all you may need.

THE BRIEF;

- Split-level design - stylish, functional & full of character
- Renovated kitchen with induction cooking & dishwasher
- Three bedrooms, all with built-in robes
- Updated bathroom, separate toilet & dedicated laundry
- Timber/tile flooring with carpet in the bedrooms
- Ducted reverse-cycle heating/cooling & ceiling fans
- New pergola plus spa plus garden shed in back courtyard
- Solar panels
- Carport with storage cage + open car space
- 299sqm block with 104sqm of living
- min walk to Kippax Fair Shopping Centre
- min walk to Kingsford Smith School (K-10)
- Surrounded by ovals and walking trails
- Easy bus ride to Belconnen Mall and Canberra City Centre

THE FINER DETAILS;

Land Size: 299sqm approx.

Living Size: 104sqm approx.

Body Corporate: \$816.36 p.q approx.

Rates: \$2,869 p.a approx.

Land Tax: \$3,973 p.a approx.

EER: 2.5

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MORE DETAILS

Property ID	1HT4F9U
Property Type	Townhouse
House Size	104 m2
Land Area	299 m2
EER	2.5
Including	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Spa Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Solar Panels

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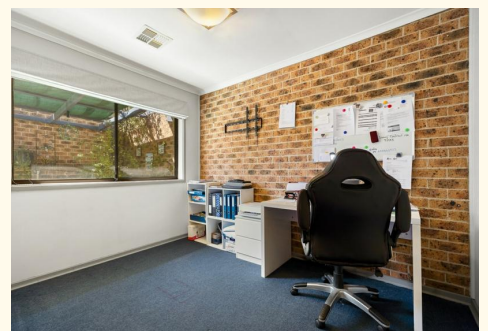
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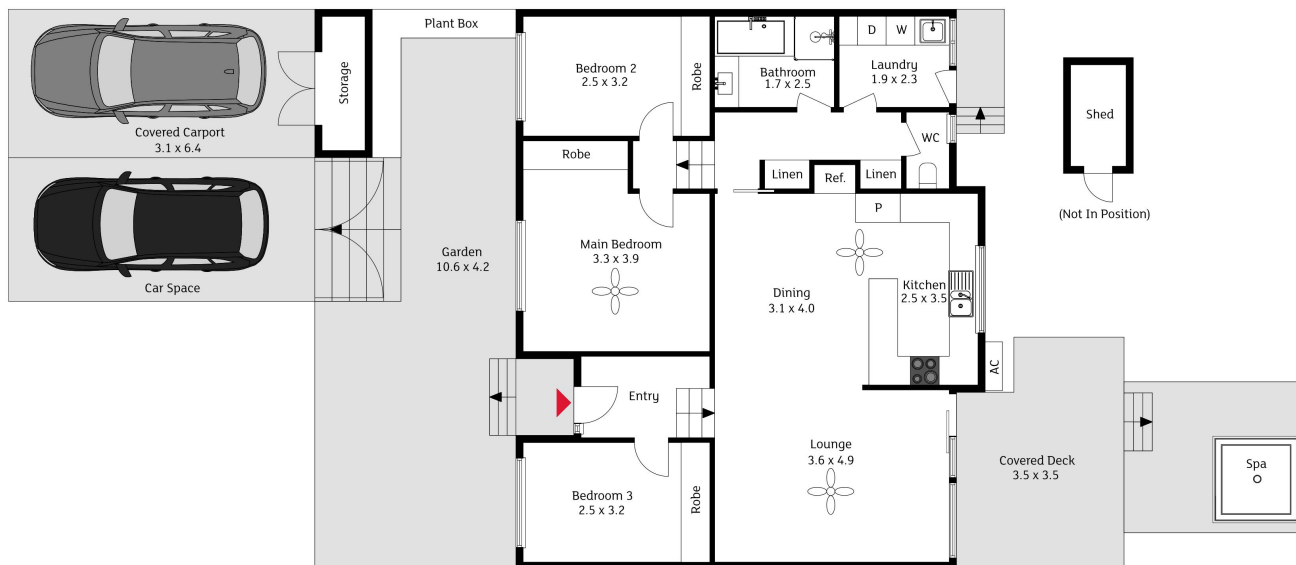
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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