







12/47-49 Lorraway Street, Holt

Where Quality Meets Effortless Living

3 2 1

FIND.
Beautifully presented and thoughtfully designed, this three-bedroom residence offers an inviting combination of contemporary style, comfort and effortless living. From the moment you step inside, the home showcases a well-considered floorplan, quality finishes and a seamless sense of flow. Designed with practicality and modern living in mind, it offers a wonderful balance of style, functionality and low-maintenance appeal.

LOVE.
The heart of the home is the spacious open-plan living and dining area, creating a versatile setting for relaxing, dining and entertaining. The kitchen is beautifully appointed with premium appliances and positioned to connect effortlessly with the main living space. Each bedroom features built-in robes, while the master suite enjoys the added luxury of a walk-in robe and private ensuite. Timber-look flooring adds a contemporary touch throughout, complemented by carpeted bedrooms and stylish tiled bathrooms. Ducted heating and cooling provides year-round comfort, making this a home that is as practical as it is inviting.

FOR SALE
Please Call

AGENTS

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AGENCY

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LIVE.
Enjoy the convenience of a well-established Holt setting, with shopping, dining, education and recreational amenities all within easy reach. Kippax Fair offers an excellent selection of everyday essentials, cafes and dining, while local parks, schools and public transport are conveniently accessible. With Belconnen's extensive shopping and lifestyle offerings nearby, this is a location that makes everyday living simple and connected.

ABOUT THE AREA

Local Transport:
Convenient access to local bus services, less than 10 minutes away from bus access
Kippax Interchange
Easy connections to Belconnen and surrounding suburbs

Shopping/Dining:
Kippax Fair Shopping Centre
Local cafes and restaurants
Westfield Belconnen
Belconnen Fresh Food Markets

Schools:
Strathnairn School less than 10 minutes away.
Kingsford Smith School
Latham Primary School
Hawker College
University of Canberra

WHAT THE OWNER LOVES:
"My favourite part of the home is being able to sit out in the backyard in the morning, soak up the sunshine and enjoy the peaceful surroundings. It's the perfect spot to relax and start the day."
OVERVIEW:
- Walk-in robe and ensuite to master bedroom
- Built-in robes to the second and third bedrooms
- Open-plan living and dining
- Premium kitchen appliances
- Ducted heating and cooling
- Timber-look flooring throughout living areas
- Carpeted bedrooms
- Natural light throughout
- Tiled bathrooms
- Low-maintenance living
- Quality contemporary finishes
- Solar Panels 12/13kW
- Paddys Park just minutes away
- Study Nook
- Ginninderry Dog Park nearby

RATES/SIZE:
Living Size: 108sqm approx.
Rates: $1,471 p.a approx
Land Tax: $1,778 p.a approx
Body Corporate: $1,795.28 pa approx
EER: 6.0
Year Built: 2022

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MORE DETAILS

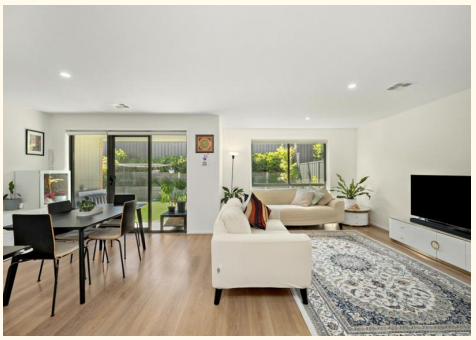
Property ID	1J8UF9U
Property Type	Townhouse
House Size	112 m2
Land Area	226 m2
EER	6

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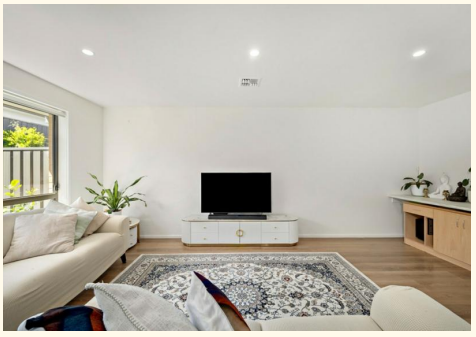
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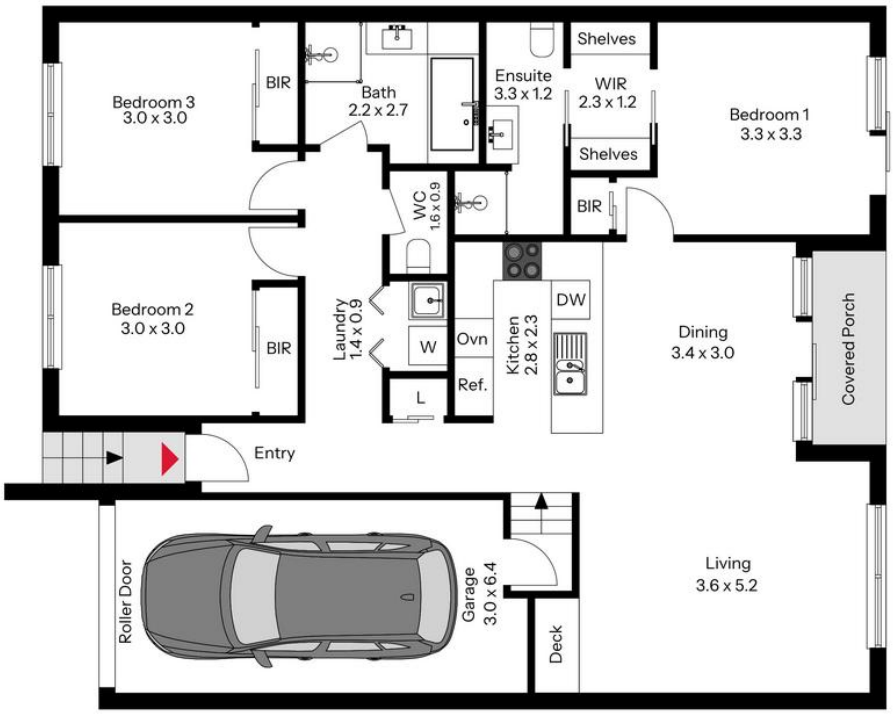








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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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