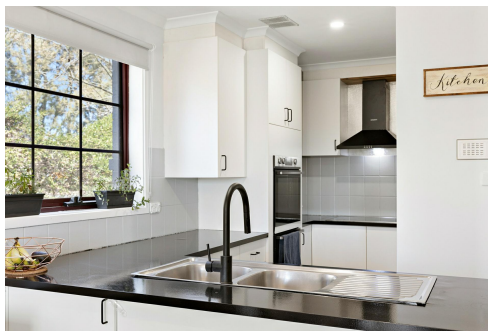




Holt, 20/11 Flack Street

Size and Location: The Perfect Combination!

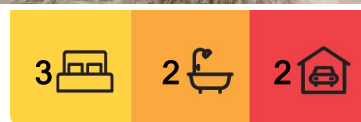
IN-ROOM AUCTION 9TH OCT 2024 AT 6:00PM | LOCATION: LJ HOOKER CANBERRA CITY OFFICE AUCTION HQ

Bidding guide: \$665,000+

If you've been searching for a home in a prime location that's still tucked away from the hustle and bustle of city life, this townhouse is perfect for you.

My owners have loved living here, but with an interstate move on the horizon - this townhouse is ready for it's next owner!

The current owners chose this home for its large internal space and flexible layout. With four kids, they converted the second lounge into a fourth bedroom so everyone had room. They loved the oval behind the home, where the kids could play while they watched from



For Sale
\$665,000+

View
ljhooker.com.au/1HCMF9U

Contact
Hannah Green
0422 381 055
hannah.green@ljhkipax.com.au



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.

EER ★★★★★

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the living room. The natural light and industrial-style floors were standout features compared to other properties they saw.

All the hard work has been done for you and it's move-in ready. The owners who have updated both bathrooms, repainted throughout, and modernised the kitchen with new appliances, dishwasher, a new rangehood and modern matte black finishes. A new split system was installed upstairs less than a year ago for extra comfort.

Located on the edge of a quiet complex, this spacious 151sqm home offers three bedrooms, two-and-a-half bathrooms, and TWO living areas. The converted garage provides additional living space, but it can easily be returned to a lock-up garage with internal access. The private courtyard, which backs onto playing fields, is perfect for relaxing or entertaining.

Upstairs, the master bedroom has stunning reserve views, a walk-in robe, and an ensuite. Two other large bedrooms have built-in robes and share a central bathroom. A second living area opens to a north-facing balcony, perfect for soaking up the sun.

Additional features include 2x split system air conditioning, an intercom system, and a ducted vacuum. The home is conveniently located just 290m from Kippax Fair and close to schools, playgrounds, and ovals, with Westfield Belconnen just 15 minutes away.

In a nut shell:

- Spacious 151sqm townhouse in quiet end position
- Updated bathrooms
- Fresh paint throughout
- Modern kitchen with new appliances, dishwasher, electric cooktop and plenty of storage
- Two living areas, plus a converted garage for extra space (easily reversible)
- Private courtyard backing onto playing fields
- Master bedroom with reserve views, walk-in robe, and ensuite
- Two large bedrooms with built-in robes and central bathroom
- Second upstairs living area with north-facing balcony
- New split system air conditioning and ducted vacuum
- Intercom on both levels, 3.5-star energy rating
- 290m to Kippax Fair (Woolworths, Aldi, cafes, dining)
- Close to schools, playgrounds, and ovals
- 15 minutes to Westfield Belconnen and the City

Opportunities in this sought-after complex are rare. Book an inspection today-this home won't last long!

Rates: \$2,148 p.a. approx.

Land Tax: \$2,972 p.a. approx.

Body Corp: \$823 p.q. approx

EER: 4.0

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More About this Property

Property ID	1HCMF9U
Property Type	Townhouse
House Size	151 m ²
Land Area	190 m ²
EER	4
Including	Ensuite Study Air Conditioning Toilets (3) Intercom Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

Hannah Green 0422 381 055

Licensed Agent ACT & NSW | hannah.green@ljhkippx.com.au

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1st Floor



Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

20/11 Flack Street, Holt

Produced by DIAKRIT