



4/77 Britten-Jones Drive, Holt

A Charming Holt Retreat with Space to Call Your Own

FIND.

Peacefully positioned in a convenient pocket of Holt, 4/77 Britten-Jones Drive presents an inviting opportunity for buyers seeking comfort, practicality and an easy-care lifestyle. Surrounded by established gardens and with a park just around the corner, this delightful home enjoys a relaxed setting with the added convenience of the nearby golf course. With its appealing combination of indoor comfort and outdoor living, this is a home that offers plenty to love from the moment you arrive.

LOVE.

Inside, tiled living areas create a practical and welcoming setting, while the carpeted bedrooms provide a cosy retreat. Two bedrooms feature built-in robes, while the main bedroom enjoys plantation shutters and split-system air conditioning. The kitchen is equipped with a gas cooktop and Westinghouse oven, while additional features include a separate WC, tiled laundry and split-system air conditioning to both the lounge and main bedroom.

Step outside and discover a covered entertaining area overlooking the cute, established gardens, the perfect spot to enjoy a morning coffee,

2 1 1

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Kippax

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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.



host friends or simply unwind at the end of the day. A clothesline and single-car garage add further everyday practicality, completing a home designed for comfortable living.

LIVE.

Enjoy the best of easy-care living in a location that places lifestyle close to home. With a park just around the corner and the golf course nearby, there are plenty of opportunities to get outdoors and enjoy the surrounds. Whether you're a first-home buyer, downsizer, investor or simply looking for a comfortable home in a convenient Holt setting, this property offers an appealing blend of space, functionality and lifestyle.

ABOUT THE AREA

Local Transport:

Regular bus services connecting Holt with Kippax and Belconnen
Convenient access to Belconnen Interchange and surrounding suburbs

Easy access to major arterial roads connecting to Canberra's town centres and the CBD

Shopping & Dining:

Kippax Fair and Kippax Group Centre

Local cafés, restaurants and everyday amenities in the West Belconnen area

Westfield Belconnen for an extensive range of shopping, dining and entertainment

Schools:

Kingsford Smith School

Macgregor Primary School

St Francis Xavier College

Belconnen High School

Hawker College

OVERVIEW

- Two well-proportioned bedrooms, both featuring built-in robes.
- Bright and comfortable living areas with practical tiled flooring.
- Modern kitchen with gas cooktop and Westinghouse oven.
- Split-system air conditioning to the lounge and main bedroom.
- Plantation shutters to the main bedroom.
- Separate WC for added convenience.
- Covered outdoor entertaining area overlooking the established gardens.
- Easy-care gardens offering a lovely green outlook.
- Single-car garage with additional practical storage potential.
- Dedicated laundry with tiled flooring.
- Park just around the corner for easy access to outdoor recreation.
- Golf course nearby, adding to the property's lifestyle appeal.
- A well-presented home offering an easy-care lifestyle in a convenient Holt location.

SIZE/RATES:

Living Size: 75sqm approx.

Rates: \$2,820p.a approx.

Land Tax: \$3,808p.a approx.

Body Corporate: \$962p.q approx.

EER: 4.0

Year Built: 1998

Disclaimer:

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MORE DETAILS

Property ID	1J7VF9U
Property Type	Townhouse
House Size	75 m2
EER	4

Eoin Ryan-Hicks 0424 042 419

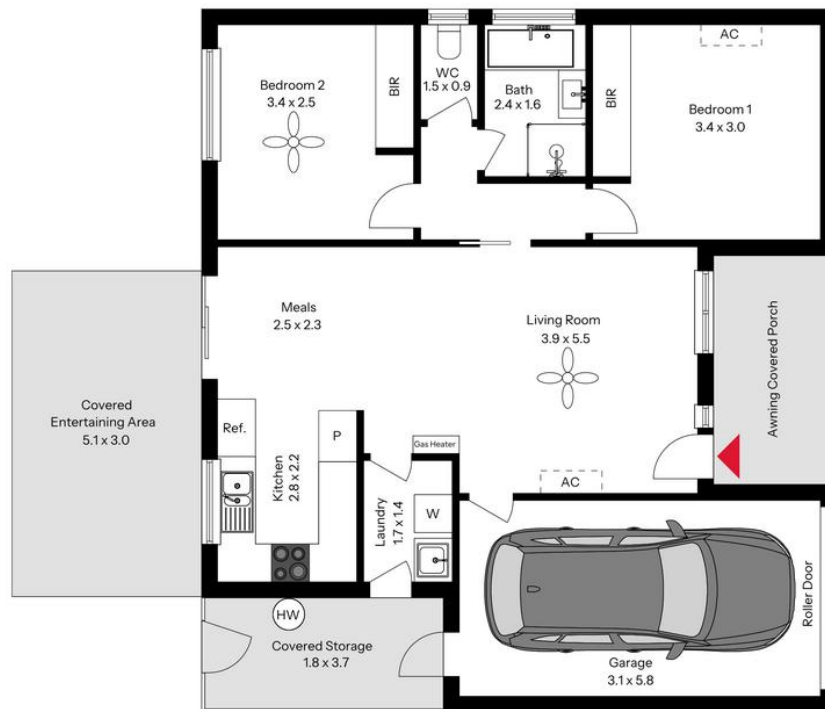
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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