




5/26 Chave Street, Holt

3  1  2 

Charming cottage style home

FIND. Hidden away in the sought-after Maranatha Views complex, this vibrant three-bedroom townhouse delivers the perfect blend of peace, privacy, and convenience. Framed by lush greenery and mature native trees, it's like having your own private forest right outside your door. Just a short, easy stroll puts you at the heart of the ever-evolving Kippax Fair Shopping Centre, with ovals, a K-10 school, and quick public transport to Belconnen Mall and Canberra's CBD all within effortless reach.

LOVE. With 97m² of cleverly designed living, this home is bursting with charm and practicality. Sunlit spaces flow across timber floors and a statement brick wall with beautiful timber detailing, creating warmth and character from the moment you step inside. Three carpeted bedrooms offer cosy retreats with built in robes, while front and rear accessibility ramps make life easy for everyone. Step out to your own outdoor oasis, with a tiered blank canvas ready to be full of veggie beds, flowering gardens, or an entertainer's paradise, the choice is yours. The kitchen comes with electric cooking and a new dishwasher, while a separate toilet, internal laundry with outdoor access, and two car spaces, one covered carport and one open space tick all the practical boxes. Not only is there an one outdoor storage shed in the backyard but an extra in the front included in the carport.

FOR SALE
Auction

AGENTS

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AGENCY

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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.

 **LJ Hooker**

LIVE. Start your mornings with coffee surrounded by leafy tranquillity, then wander to Kippax Fair for fresh produce, dining, and daily essentials. Spend weekends at nearby ovals, enjoy nature walks, or hop on a bus for a quick trip into the city. With a welcoming community atmosphere and even a church right across the road, this is more than a home, it's a lifestyle opportunity in one of Holt's most peaceful and connected pockets.

THE BREIF

- 3 Bed | 1 Bath | 2 Car
- Timber flooring and tiling
- Electric cooking
- New hot water tank and dishwasher
- Reverse cycle split system heating and cooling plus ceiling fans
- Laundry room with outdoor access
- Front and back accessibility ramps
- Tiered blank backyard ready for growth
- Front and back storage shed
- 5 minute walk to nearby Kippax Fair Shopping Centre
- 6 minute walk to local K-10 school Kingsford Smith School
- Endless ovals and walking trails
- A bus trip away to Belconnen Mall and Canberra City Centre

RATES/SIZE:

- Living Area: 97m2 approx.
- Rates: \$2,868 p.a approx.
- Land Tax: \$3,972 p.a approx.
- Body Corporate: \$816.36 p.q approx.
- EER: 2.0

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MORE DETAILS

Property ID	1HSKF9U
Property Type	Townhouse
House Size	97 m2
EER	2
Including	Courtyard Floorboards Built-in-Robes

Hannah Green 0422 381 055

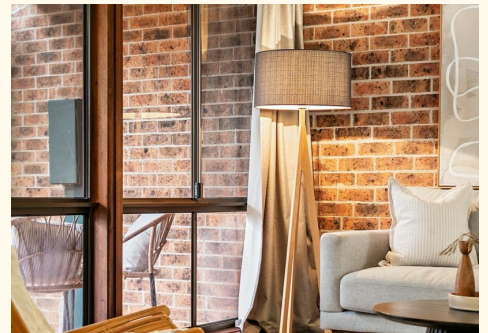
Licensed Agent ACT & NSW | hannah.green@ljhkipax.com.au

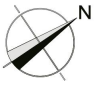
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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