






Sold



3/64 Hardwick Crescent, Holt

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Light-Filled Loft Living in Style

Located in the boutique 'Mayberry' complex, this one-bedroom immaculate apartment feels brand new. Impressive high ceilings, sliding doors and highlight windows draw in an abundance of natural light, creating a welcoming vibe.

Newly installed timber flooring with a fresh colour scheme and plush carpet enhances the apartment's modern look and feel. Spacious open-plan living, dining and kitchen flows onto a generous north-facing balcony ideal for relaxation or entertaining.

The kitchen features electric cooking, dishwasher and stone benchtops for both functional living and entertaining your guests in style.

Upstairs, the loft bedroom is a peaceful retreat, with built-in mirrored wardrobes and ensuite bathroom. Reverse-cycle heating and cooling ensures year-round comfort, while a designated basement parking space with internal lift access provides peace of mind.

Kippax Fair is just a minute walk away with Aldi, Woolworths, chemist, dentists, medical centre and popular food chains. Enjoy a short five-minute walk to Raiders Belconnen. Westfield Belconnen and University of Canberra is just a ten-minute drive.

FOR SALE
\$398,000-\$420,000

AGENTS

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AGENCY

LJ Hooker Kippax
(02) 6255 3888

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**

An ideal apartment whether you're looking for stylish living or to add to your investment portfolio.

HIGHLIGHTS

- Spacious one bedroom north-facing apartment
- Ensuite bathroom with extra toilet in laundry
- " Electric cooking, dishwasher & stone benchtops
- " Open plan living/dining/kitchen fresh décor
- Generous balcony perfect for entertaining
- Brand new floorboards & carpet
- Basement parking, lockup storage, air-con, lift access
- 1 minute walk to supermarket & Kippax Fair services
- 5 minute drive to Belconnen, 10 minute drive to the University of Canberra
- EER : 6.0

SIZE/RATES:

Living Size: 61sqm approx.

Rates: \$1,733 p.a approx.

Land Tax: \$1,937 p.a approx.

Body Corporate: \$904.18p.q approx.

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MORE DETAILS

Property ID	1HZMF9U
Property Type	Unit
House Size	61 m2
EER	6
Including	Air Conditioning Balcony Dishwasher Secure Parking

Hannah Green 0422 381 055

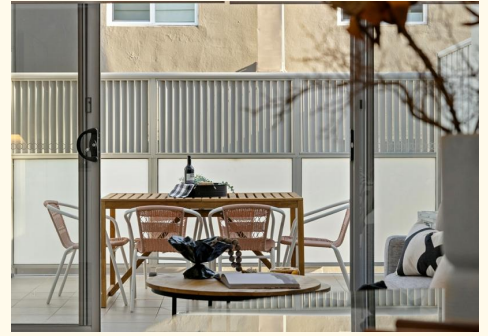
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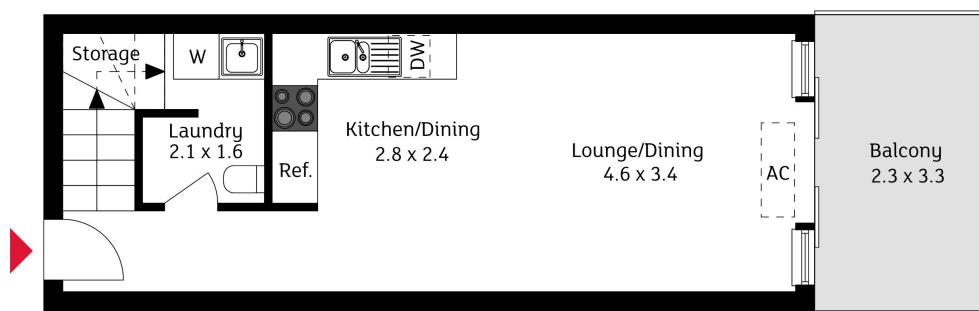
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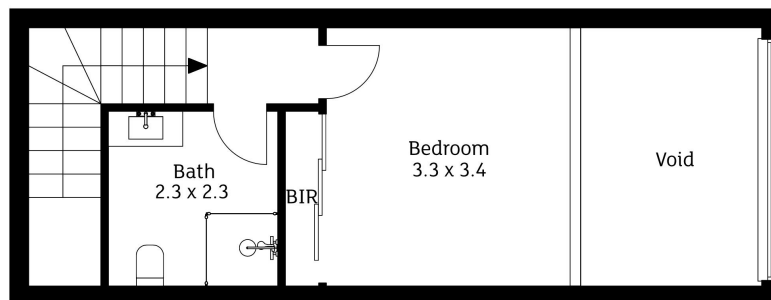
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First Floor



Second Floor

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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