



63/68 Hardwick Crescent, Holt

Bright, North Facing Kippax Unit

Set in the heart of Kippax, Holt, this well-designed two-bedroom, two-bathroom apartment offers comfortable, low-maintenance living in a highly convenient location.

The north-facing living and kitchen areas are filled with natural light and feature an open-plan layout ideal for everyday living and entertaining. Both bedrooms are generously sized, both with built-in robes with the master including an ensuite, while a secure two-car garage adds excellent practicality and storage.

Just moments from Kippax Fair Shopping Centre, cafés, schools, parks, and public transport, this property is perfectly suited to owner-occupiers or investors.

Features:

- North-facing living & kitchen
- Stainless steel appliances in kitchen
- 2 bedrooms, master with ensuite
- Both bedrooms with built-in robes
- Open-plan design
- Internal laundry with drier
- Secure 2-car garage, lift access to floor
- Secure access with intercom

2 2 2

FOR SALE
\$429,000

AGENTS

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AGENCY

LJ Hooker Belconnen
(02) 6251 1477

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

- Prime Kippax location - set for major upgrade and expansion
- Short walk to Aldi, Woolworths, multiple cafes and services
- 8 Minutes' drive to Westfield Belconnen

Property Statistics:

- Unit 63
- Property Size: 112sqm | Living Area: 89sqm | Balcony: 23sqm
- EER: 4.5
- Rates: \$1,556 p.a.
- Land Tax: \$1,860 p.a. (investors only)
- Strata: \$6,296 p.a. (Special levy of \$480p.q. to be paid over next 2 quarters, ending in July)

Disclaimer:

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MORE DETAILS

Property ID	HP0PWF8H
Property Type	Unit
House Size	112 m2
EER	4.5
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes Secure Parking Remote Garage

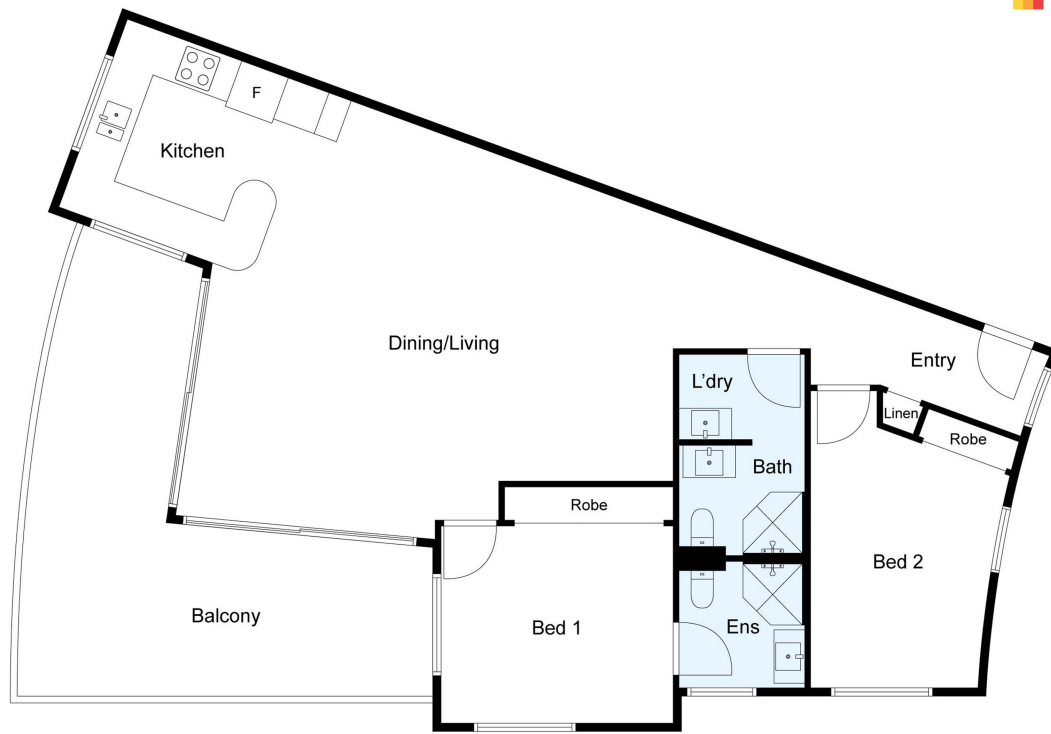
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Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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