







26 Holyman Street, Scullin

Character, Space and Possibility.

Auction Location: LJ Hooker Canberra City | 182 City Walk | Canberra

There's something particularly special about Canberra homes of the 1970s. It was an era when architecture embraced space, light and individuality, when homes were designed with genuine character, and when the land around them was considered just as important as the space within.

And 26 Holyman Street is a wonderful example.

One of the first things you're likely to notice is the height of the ceilings. They give the home a wonderful sense of space and presence, while allowing natural light to pour into the living areas. This is particularly striking in the main living room, where a beautiful tall feature fireplace becomes the natural centrepiece of the space. What a spot to spend a cold Canberra winter evening.

And it's far from the only place to unwind, with separate lounge, dining, family and sunroom spaces giving everyone in the household room to spread out. Along with the four generous bedrooms, two bathrooms and additional study nook.

For the most part, the home remains in original condition and has

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FOR SALE
AUCTION

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Interested parties must rely solely on their own enquiries.

LJ Hooker

been remarkably well cared for over the years. Everything is functional and it is ready to move into as it stands, while also offering plenty of opportunity to modernise the interior over time. That presents a great opportunity to make the home your own, while building on the space, proportions and character that are already here. And investing in a home like this makes plenty of sense when you consider the area around it.

This part of Scullin is superbly central and convenient. You're within walking distance of the local playground, Scullin Shops, Scullin Oval, childcare and a range of primary and secondary schools. Even Hawker Shops, Hawker Playing Fields, Belconnen Soccer Club and Belconnen High School are within easy reach on foot, all without taking the car out of the garage.

And when you do need to travel a little further, both Belconnen Town Centre and Canberra's CBD are an easy trip away.

If you've been looking for a home with genuine space, architectural character and the opportunity to shape its next chapter, 26 Holyman Street is well worth your attention.
What's on offer:

- Four bedrooms plus study nook
  * Two bathrooms
  * Multiple separate living areas
  * High ceilings and excellent natural light
  * Feature fireplace
  * Double garaging
  * Large solar PV array
  * Three-phase power
  * Well-kept, largely original interior
  * Excellent scope to modernise

What's nearby:

- Parer Street Playground
  * Scullin Shops
  * Scullin Oval
  * Southern Cross Early Childhood Centre
  * St John the Apostle Primary School
  * St Matthew's Primary School
  * St Francis Xavier College
  * Hawker Shops
  * Hawker Playing Fields
  * Belconnen Soccer Club
  * Belconnen High School



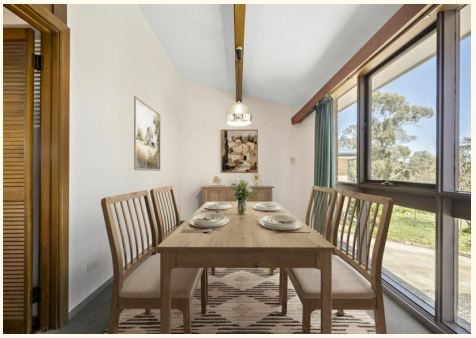
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MORE DETAILS

Property ID	1HKNNFF92
Property Type	House
Land Area	714 m2

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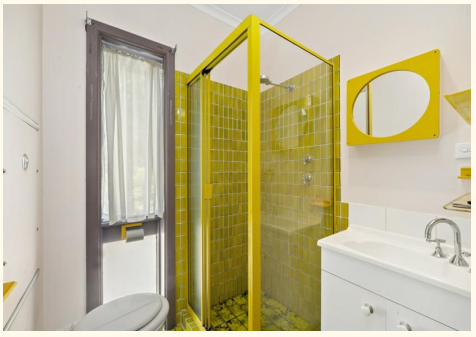
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

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