







Scullin, 46 Holyman Street

Freshly Renovated and Move-In Ready

This recently renovated home has been transformed with meticulous attention to detail with modern updates and thoughtful renovations that enhance every corner of this inviting space. Ready for a new family to enjoy.

Upon entering, you are welcomed into the front lounge, featuring wall to wall windows and with its own study nook. The second expansive living area centers around the updated kitchen, equipped with Bosch appliances and timber countertops. The feature wood fireplace makes the living and dining area cosy over winter.

Two downstairs bedrooms are generous in size and are serviced with a new modern bathroom, while upstairs another two enormous bedrooms feature wall to wall built-in robes and share a spacious and new renovated bathroom equipped with both a bathtub and a shower.

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For Sale
$975,000

View
ljhooker.com.au/HNTBSF8H

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EER ★☆☆☆☆☆

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Disclaimer: 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.

For your comfort, enjoy ducted reverse cycle heating and cooling throughout the home, while there is reverse cycle air conditioning in every bedroom.

Outside, the backyard requires minimal upkeep, complemented by a covered outdoor entertaining area ideal for hosting gatherings with friends and family. A double enclosed carport offers ample parking space, along with additional storage/workshop facilities.

Walking distance away from the Scullin Shops, local primary school and a short drive to Belconnen Westfield, this home offers the perfect balance of lifestyle and convenience.

Don't miss the opportunity to make this your dream home.

* Newly renovated throughout
* Elevated position with views
* Spacious formal and informal living areas
* Open plan kitchen and dining
* Fully equipped kitchen with ample storage
* Bosch appliances
* Two double sized bedrooms upstairs with BIR
* Generous two bedrooms downstairs
* Two renovated bathrooms
* All the bedrooms with reverse cycle air conditioning
* Combustion fireplace
* Floating timber flooring throughout
* Ample storage
* Covered entertaining area
* 6.5 kW solar power
* Low maintenance backyard with established trees
* Front yard watering system
* Electronic shutters on windows
* Large storage shed
* Ducted reverse cycle heating and cooling
* Double enclosed carport with additional storage and workshop space
* Friendly and active local community
* Located Moments away from Scullin Shops, Southern Cross Primary School and Belconnen Westfield

* Land Size: 753m2
* Living Size: 197.42m2
* EER: 1.0
* Rates: $3,236 p.a.
* Land Tax: $5,537 p.a. (investors only)

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More About this Property

Property ID	HNTBSF8H
Property Type	House
House Size	197 m²
Land Area	753 m²
EER	1

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46 Holyman Street, Scullin

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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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