

## Strathnairn, 6 Boxall Lane

### Box It Up Before Christmas

Ready to move into the New Year on this 312sqm block.

Designed for modern living, this three-bedroom haven offers the perfect balance of style, comfort, and freedom. The open-plan layout, modern finishes, and a private fully-fenced backyard create a home that's both beautiful and effortless to maintain-ideal for a lock-up-and-leave lifestyle.

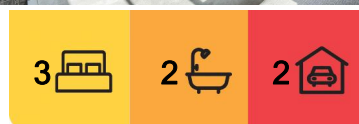
Perfect for downsizers or first-home buyers, the flexible floorplan adapts effortlessly to your needs. Double living areas provide space to entertain, unwind, ensuring this property suits any stage of life.

Here, you're investing in more than just a house; you're investing in your lifestyle.

Features:



**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 Sale**  
Auction

**View**  
[ljhooker.com.au/1HFUF9U](https://ljhooker.com.au/1HFUF9U)

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**EER** ★★★★★★

**LJ Hooker Kippax**  
(02) 6255 3888

- 124sqm of living
- 36sqm of garaging
- 312sqm block
- Electric cooking
- Ducted reverse cycle heating & cooling
- Timber flooring
- 6.6KW solar
- Built in 2021

Rates: \$2,441 p.a. approx.

Land tax: \$3.882 p.a. approx.

EER: 6.0

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## More About this Property

<b>Property ID</b>	1HFUF9U
<b>Property Type</b>	House
<b>House Size</b>	125 m2
<b>Land Area</b>	313 m2
<b>EER</b>	6
<b>Including</b>	Ducted Cooling Ducted Heating Built-in-Robes Water Tank

### Eoin Ryan-Hicks 0424 042 419

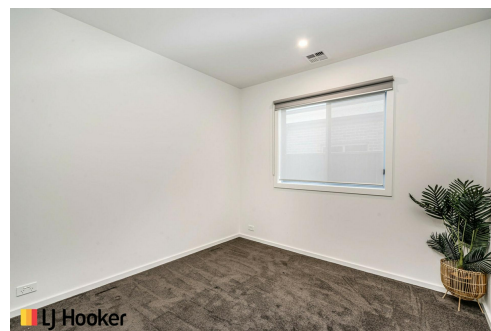
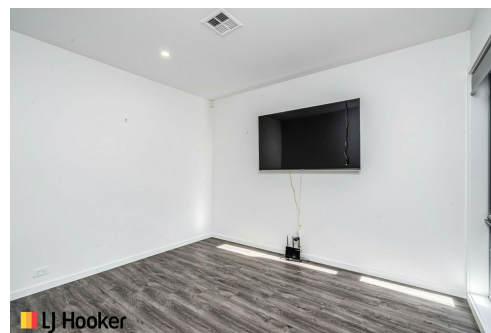
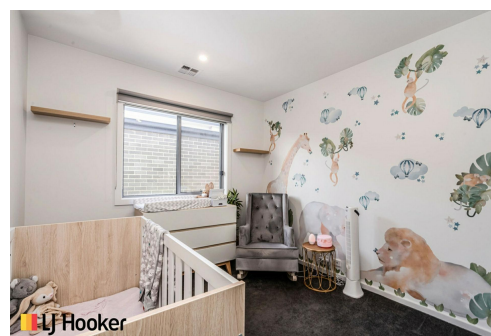
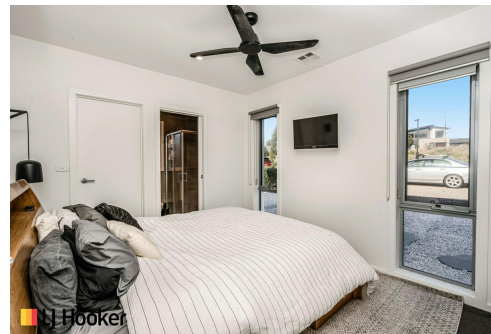
Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

### Olivia Schultz 0415 366 287

Licensed Agent | Operations Manager for Team Eoin Ryan-Hicks | olivia.schultz@ljhkippax.com.au

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