

9 Zigzag Lane, Strathnairn

## Sustainable Comfort in Tranquil Surrounds

### READY BUILT BY RAWSON HOMES

With construction fully complete, you can enjoy your brand-new home sooner than you thought - secure yours today and get ready to settle in!

- Full turnkey home with landscaping and driveway
- Fixed price with no additional or unexpected costs
- Secure with only a 5% deposit
- Built by a reputable builder with over 45 years' experience
- Peace of mind with warranties and maintenance period included
- All homes independently assessed for quality

### DESIGNER LIVING WITH SUSTAINABLE APPEAL

Thoughtfully designed for modern families, this two-storey 7-star energy efficient home delivers smart zoning, generous light-filled spaces and eco-conscious features. With four bedrooms, two living areas and a versatile study nook, it's a functional and stylish fit for today's lifestyle. The kitchen, complete with island bench and open-plan flow, connects seamlessly to a patio and private courtyard. Upstairs, the master suite is a true retreat with walk-in robe, ensuite and convenient access to the balcony.

4  2  2 

### FOR SALE

\$935,000 Move-in Ready

### VIEW

By Appointment

### AGENTS

Eoin Ryan-Hicks

0424 042 419

[Eoin.ryan-hicks@ljhooker.com.au](mailto:Eoin.ryan-hicks@ljhooker.com.au)

Olivia Schultz

0415 366 287

[olivia.schultz@ljhkipax.com.au](mailto:olivia.schultz@ljhkipax.com.au)

### 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.



## FEATURED INCLUSIONS

- 40mm stone benchtops with waterfall ends to kitchen
- 20mm stone benchtops to bathrooms
- 90cm SMEG appliances inc. electric induction cooktop, thermoseal oven, and concealed undermount rangehood
- SMEG freestanding dishwasher
- SMEG built-in microwave with grill
- Ducted air conditioning
- Floor-to-ceiling ceramic tiles in bathrooms
- Manicured gardens developed by landscape architects
- Driveways

## HORIZON HILL - SUSTAINABLE LIVING WITH SPECTACULAR VIEWS

Horizon Hill is a boutique community atop one of the highest points in Strathnairn, offering architecturally-designed homes with panoramic views of the Murrumbidgee River and Brindabella range. Located within Ginninderry-Canberra's most sustainable masterplan-each residence combines eco-efficiency, modern design and access to nature, trails and planned local amenities.

## SURROUNDED BY SCHOOLS

Discover an array of educational options within easy reach, from early learning to secondary schooling.

- MacGregor Primary School (P-6) - approx. 2.3km / 4km; min drive
- Kingsford Smith School (Preschool-Year 10) - approx. 2.5km / 5km; min drive
- Hawker College (K-12) - approx. 4.3km / 6km; min drive
- Belconnen High School - approx. 5.1km / 7km; min drive
- University of Canberra - approx. 9.0km / 10km; min drive

## CONVENIENTLY CONNECTED

Enjoy easy commuting via train, bus, cycling paths and major roads.

- Free Strathnairn loop bus service - pick-up within estate
- Kippax Fair Bus Interchange - approx. 4.2km / 6km; min drive
- Murrumbidgee pedestrian & cycle bridges - within estate vicinity
- Belconnen Town Centre - approx. 6km / 8km; min drive
- Canberra CBD - approx. 13km / 15km; min drive

## SHOPPING CLOSE TO HOME

Everyday convenience plus neighbourhood services are just minutes away.

- Kippax Fair Shopping Centre - approx. 4.2km / 6km; min drive
- Wake in the Hills cafe & shops (Holt) - approx. 3.5km / 5km; min drive
- Belconnen Westfield & dining precinct - approx. 10.8km;



## MORE DETAILS

Property ID 1HUUF9U  
Property Type House  
Land Area 193.2 m2  
EER 7

### Eoin Ryan-Hicks 0424 042 419

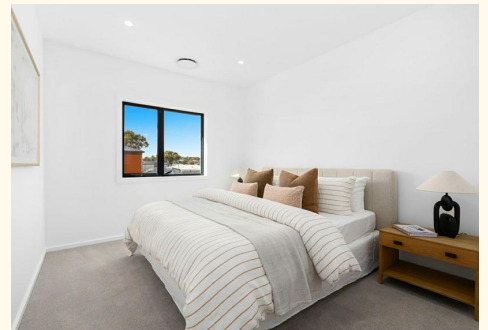
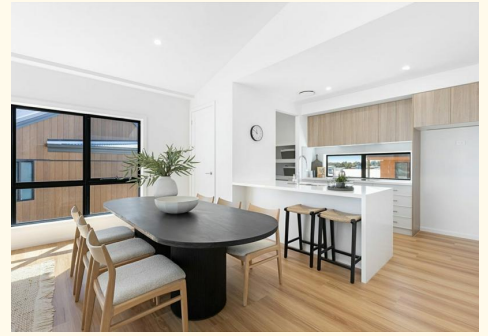
Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
Eoin.ryan-hicks@ljhooker.com.au

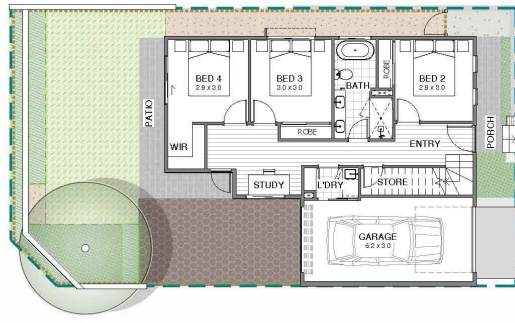
### Olivia Schultz 0415 366 287

Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

### LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615  
kipax.ljhooker.com.au | kippax@ljhooker.com.au





KEY  
 - - - - - Vaulted Ceiling  
 - - - - - Courtyard Wall  
 - - - - - Colorbond/Timber pating



### Block 9

House Type A1

4 2 1

Ground Floor	67.0 M <sup>2</sup>
First Floor	77.4 M <sup>2</sup>
Terrace	15.6 M <sup>2</sup>
Porch	4.2 M <sup>2</sup>
Patio	8.1 M <sup>2</sup>
Garage	21.2 M <sup>2</sup>
<b>Total</b>	<b>193.6 M<sup>2</sup></b>
Block Size	193.0 M <sup>2</sup>



**HORIZON HILL**  
 GINNINDERRY

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.

