

11 Zig Zag Lane, Strathnairn

**An ideal investment with approx. 5% yield. Low maintenance in high demand.**




**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!

With a rental estimate of \$500-\$520pw and a projected yield of around 5%, this turnkey home represents a compelling investment opportunity. High demand, ease of upkeep and strong local growth make it a smart choice for investors seeking consistency and long-term value.

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

**SUSTAINABLE LIVING MEETS PREMIUM DESIGN AND COMFORT**

1  1  1 

**FOR SALE**

\$520,000

**VIEW**

Sat 30th May @ 9:30AM - 10:00AM

**AGENTS**

Eoin Ryan-Hicks

0424 042 419

Eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz

0415 366 287

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.

 **LJ Hooker**

Designed with comfort, efficiency and liveability in mind, this 7-star energy-rated home delivers premium single-level living or investment opportunity with a strong environmental focus.

Set in a thoughtfully planned estate, the home offers direct access to a park and features four bedrooms, two bathrooms, and light-filled open-plan living spaces designed to maximise natural ventilation and thermal performance.

A designer kitchen with walk-in pantry connects seamlessly to dining and living zones, which open out to a covered alfresco ideal for year-round entertaining. With vaulted ceilings, a separate laundry, and double garage, this home balances architectural form with everyday function in a truly future-focused community.

#### FEATURED INCLUSIONS

20mm 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

MacGregor Primary School (P6) approx. 2.3km / 4min drive  
Kingsford Smith School (Preschool/Year 10) approx. 2.5km / 5min drive  
Hawker College (K12) approx. 4.3km / 6min drive  
Belconnen High School approx. 5.1km / 7min drive  
University of Canberra approx. 9.0km / 10min drive

#### CONVENIENTLY CONNECTED

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

#### SHOPPING CLOSE TO HOME

Kippax Fair Shopping Centre approx. 4.2km / 6min drive  
Wake in the Hills cafs & shops (Holt) approx. 3.5km / 5min drive  
Belconnen Westfield & dining precinct approx. 10.8km / 12min drive  
Future Ginninderry village shops & parkland within growing masterplan

#### HEALTHCARE WHEN YOU NEED IT

Holt Medical Centre approx. 3.2km / 5min drive  
Totally Smiles Dental, Holt approx. 4.3km / 6min drive  
Holt Physiotherapy Clinic approx. 3.2km / 5min drive  
Calvary Private Hospital Bruce approx. 9.5km / 12min drive  
Canberra Hospital, Garran approx. 13km / 15min drive

#### DISCOVER THE BEST IN OUTDOORS LIVING

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.



Horizon Hill hilltop park (planned lookout & walking paths) bordering the estate  
Paddy's Park recreation precinct approx. 1.0km / 2min walk  
Ginninderry conservation corridor trails within estate's green edge  
Burns Belconnen Golf Club approx. 2.0km / 4min drive  
Murrumbidgee River foreshore & picnic areas approx. 3.5km / 6min drive

Rates: \$3,395p.a approx.  
Land Tax: \$6,267p.a approx.

#### DISCLAIMER

Photographs, artist impressions and other pictures in this listing are for illustrative purposes only and may show fixtures, fittings or finishes which are not supplied by Rawson Homes, or which are only available in some Rawson Homes designs or when selected as inclusions above the standard inclusions for a particular design. This may include landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom, light fittings, electrical fittings and decorative items, which are shown as examples only. Please refer to your Tender for specific details of the inclusions and exclusions. Please speak to a Rawson Homes Consultant to discuss detailed home pricing for different designs and inclusions.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

#### Disclaimer:

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

#### MORE DETAILS

|               |           |
|---------------|-----------|
| Property ID   | 1J21F9U   |
| Property Type | Townhouse |
| House Size    | 114 m2    |
| Land Area     | 61.8 m2   |
| EER           | 7         |

#### Eoin Ryan-Hicks 0424 042 419

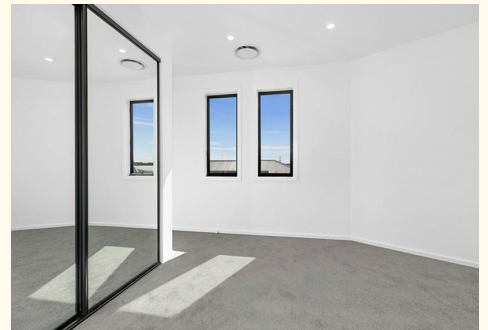
Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
Eoin.ryan-hicks@ljhooker.com.au

#### Olivia Schultz 0415 366 287

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

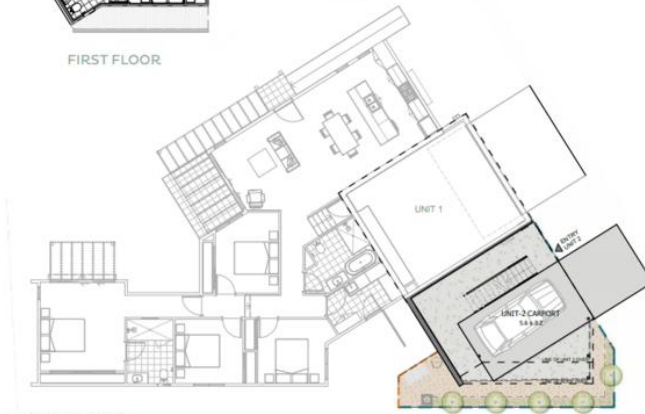
#### LJ Hooker Kippax (02) 6255 3888

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





FIRST FLOOR



GROUND FLOOR

KEY  
 - - - - - Courtyard Wall  
 - - - - - Colorbond/Timber paling



## Block 8 Unit 2

House Type C9b

1 1 1

|                   |                            |
|-------------------|----------------------------|
| Ground Floor      | 58.6 M <sup>2</sup>        |
| Terrace           | 16.9 M <sup>2</sup>        |
| Carport           | 38.5 M <sup>2</sup>        |
| <b>Total</b>      | <b>114.0 M<sup>2</sup></b> |
| <b>Block Size</b> | <b>61.8 M<sup>2</sup>*</b> |

\*Subject to unit allocation



**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.