



**SOLD**

## WELCOME HOME TO COMFORT, SPACE & EASY-CARE LIVING

Secure your new home for 2026 before Christmas and step into a beautifully cared-for, freshly updated three-bedroom residence in one of Holt's quiet, leafy streets. Perfect for first-home buyers, downsizers or anyone seeking a warm, move-in-ready home, this charming property blends comfort, practicality and low-maintenance living.

Set on a generous 695m<sup>2</sup> block, the home has been lovingly maintained by its owner, with thoughtful upgrades to ensure modern ease and long-term comfort. Fresh paint, new carpets, updated lighting and remote-controlled blinds make every room feel light, refreshed and instantly welcoming.

The spacious living area enjoys wide windows with peaceful garden views, flowing through to a well-appointed kitchen and dining area that's ideal for everyday living.

Outside, the level backyard is a standout — big enough for weekend cricket, kids' playtime or family pets to run free, while still being easy to care for. Entertaining is effortless with a covered outdoor area, established gardens and plenty of room to enjoy time with friends and family. With external electric blinds, solar panels, and an exceptional EER of 5 — a rare find for a home of this age — this property offers both immediate comfort and impressive energy efficiency. Its convenient location just moments from Kippax Shopping Centre adds to the appeal, putting everyday essentials, cafés and services right at your fingertips.

### Features You'll Love

- 3 bedroom home
- Generously sized master
- All bedrooms with built in robes
- Freshly painted throughout
- Updated light fittings
- New carpet in living rooms & bedrooms
- Remote-controlled blinds throughout
- External electric blinds for summer shade & added privacy
- Solar panels for everyday energy savings
- Spacious, easy-care backyard — great for pets, play or weekend cricket
- Quiet, well-located street

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$760,000

**OPEN FOR INSPECTION:**  
N/A



**Sarah Cooper**  
**0478847993**  
sarah@thepropertyagents.com.au  
thepropertyagents.com.au



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.