

**7/4 Lorroway Street, Holt, ACT 2615**

home by holly

**Townhouse For Sale**

Tuesday, 9 January 2024

7/4 Lorroway Street, Holt, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Sally Strang + Ash Costello  
0491850701



Ash Costello  
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**\$815,000+**

A soothing neutral palette combined with the natural materiality of stone and timber accents, nods to the bush surrounds. This is easy-care living at its best, as multiple living zones and intimate bedrooms are arrayed on one level, providing plenty of spaces for connection and repose, celebration and retreat. Sitting at the end of development, the home enjoys mountain views from the curated courtyard gardens, edged in natural sandstone. The boutique Oakmont complex is the setting for this beautiful three-bedroom townhouse in peaceful Holt. Resting on a quiet loop street, moments from the Kippax and Belconnen precincts, the home is surrounded by green spaces and bushland reserve. The largest of eight, the townhouse reads more like a house, and enjoys an excellent spatial arrangement that flows to a sheltered garden courtyard. Raw brick set in crisp white mortar combines beautifully with the natural white portico and the simple modernist lines of the flat roof. A private driveway ushers to a double garage with the ease of internal access. Within easy-care vinyl timber flooring flows underfoot and large windows capture light. A welcoming foyer leads to the formal living room on the right and the master bedroom on the left. A door within the foyer is used to excellent effect, sealing the living room and master from the rest of the home, creating a private parental retreat. Think settling back on cosy couches...movie nights or sharing a glass or two with friends as the kids sleep undisturbed. Glass sliders welcome light and open to sheltered alfresco living, doubling the dining and second living space, merging inside and out. This sunlit central hub fosters family togetherness and easy entertaining. Banks of white storage meets soft grey stone worktops and there is a pop of warm timber combined with a tiled splashback finished in marbled hints of grey. Stainless-steel appliances make cooking for family and friends a dream, and there is a nice open sociability allowing conversations to flow. The protected alfresco space gifts the sense of being outside and inside all at once, within nature yet sheltered from the elements, with all the convenience of a five star kitchen at your fingertips. It is not hard to imagine the table set for plenty, long Sunday lunches with family and friends, taking in the fresh air and the mountain views. Both calming and generous, the sequestered master bedroom continues the unified white palette and has a wall of built-in robes for seamless storage and an ensuite bathroom. Two additional bedrooms, both with built-in robes centre around a family bathroom and separate powder room. Tiled walls in fresh white and smoothly textured charcoal beautifully reflect ambient light within both bathrooms. Chic black fixtures add a touch of modern drama, while the family bathroom invites with its deep, relaxing tub. Holt is a peaceful, established suburb just 12kms northwest of the city, and bordered by reserve and open pastures. The home is an easy stroll to Kippax, famous for its variety of excellent shops and great coffee. It is not far to Strathnairn Arts Centre and Burn's Golf Club. The Belconnen precinct is close to hand, extending a plethora of entertainment and eating experiences. The home is also close to schools, walking trails, playgrounds, Lake Ginninderra, AIS and the UC. features..modern three-bedroom townhouse.spacious, light filled and easy single level living.two living areas and two bathrooms.open plan kitchen, living and dining that flows to garden courtyard with mountain views.modern kitchen with stone benchtops, banks of storage, 900mm gas cooktop, Westinghouse oven and dishwasher.master bedroom with walk-in-robe and ensuite.two additional bedrooms with walk-in-robos.family bathroom with tub.internal laundry.ducted reverse cycle heating and cooling.instant hot water system.excellent thermal insulation.easy care landscaped gardens with covered entertainment area.auto double garage with internal access.surrounded by parkland and reserve.walking distance to Kippax Fair Shopping Centre.9 min to Belconnen, 21 min to the CBD.eer 5.living 142 sqm.garage 44 sqm.block 451 sqm.built 2020.rates \$2575 annual.body corp \$658 per quarter