

11/47 Lorroway Street, Holt, ACT 2615

Sold Townhouse

Monday, 14 August 2023



11/47 Lorroway Street, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



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Less than one year old and the product of reputable building group 'Madison Constructions', 'Jim Ferrier Gardens' is located in the newly industrialised area of Ginninderry. This exceptional north facing, single level townhouse has three-bedrooms, offers views to the rear and a fantastic value opportunity for ready-to-go investors or the live in homeowner. Fronting the home is an expansive, combined lounge and dining area which is flooded with light from the north facing, large floor-to-ceiling sliding doors accessing the outdoor patio and courtyard. Overlooked by an aesthetically modern kitchen equipped with ample cupboard space, electric cooking, dishwasher and tiled splash back, the most proficient of cooks will appreciate entertaining guests with this set up. The home consists of three spacious bedrooms that all include built-in robes with sliding mirrored doors, windows capturing natural light and views of the Brindabellas. The main bedroom is not only separated from the other bedrooms but has a spacious ensuite and extra-large built in robes, providing a necessary parents, or grandparents retreat. The main modern bathroom is very user friendly due to its sizeable proportions, a walk-in shower and sizeable vanity, mirror combo. The addition of a separate laundry in this home is undoubtedly an appreciated feature and a step up from the common European laundry. A spacious single garage with internal access and remote garage door completes this well thought out home that has benefitted from being in stage three of the development. The expanding Ginninderry community offers a quiet location filled with modern homes and pleasing views. Only a short drive to the Kippax Fair Shopping Centre or only slightly further to the larger Belconnen Town Centre all your retail, hospitality and daily needs are met. Public transport options are available and from the Kippax location, almost all areas of the ACT are accessible. Enquire today to receive more information and register your interest before attending our next scheduled open home. Do no delay, properties as good as this do not last long. Key features to note are:

- Single level townhouse.
- Large spacious bedrooms.
- Split system heating and cooling
- Engineered Stone Kitchen Benchtops
- Open plan lounge and dining
- Outdoor entertaining area with Modwood decking & low maintenance backyard
- Close to Magpies Golf Club.
- As new construction.

House Size: 107m² (approx.) + garage 24.5m² (approx.)
Year of development: 2022
EER: 6.0
Outgoings:

- General Rates: \$588 p/qtr (approx.)
- Land Tax (if rented out): 750 p/qtr (approx.)
- Body Corporate Levies: \$386 p/qtr (approx.)

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