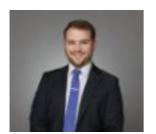
## 12/43 Kirkland Circuit, MacGregor, ACT 2615 Townhouse For Sale



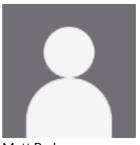
Friday, 9 February 2024

12/43 Kirkland Circuit, MacGregor, ACT 2615

Bedrooms: 2 Bathrooms: 1 Parkings: 1 Type: Townhouse



David Stokes 0262828686



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## \$539,000+

A generously proportioned and superbly updated townhouse in the desirable 'Belmont Village', offering exceptional privacy and liveability in ultra convenient Macgregor. Enter through a peaceful courtyard into a split-level property, characterised by its large profile windows, neutral colour palette and clever segregation. Featuring an open-plan dining area with renovated kitchen, sunken lounge room with fireplace, two large bedrooms with built-ins and a renovated bathroom, the home is ready to enjoy straight away, with the future scope to personalise. A private, east facing terrace overlooks the neighbouring green belt, the perfect space for casual entertaining. Positioned just a short drive to Kippax Shops, with arterial roads into Belconnen Town Centre and Canberra CBD close by, this is an excellent opportunity for first-home buyers, downsizers and investors alike.Features:- Two-bedroom townhouse in desirable 'Belmont Village'. Wall heater in lounge room.- Fireplace.- Updated kitchen with electric cooking, timber bench tops and ample storage.- Updated laundry.- Two large bedrooms with built-ins, cleverly positioned at alternate ends of the property.- Renovated bathroom with bathtub.- Spacious front courtyard with entertaining space and garden beds.- Rear terrace overlooking green belt.- Single carport.Outgoings:General Rates: \$682.86 per quarter.Strata Levies: \$775.50 per quarter.Land Tax (if rented): \$890.71 per quarter.Property Details:Living Size: 99sqmEER: 2.5Note: Figures are approximate.