

# 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**



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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: 99sqm EER: 2.5

Note: Figures are approximate.