

17 John Holt Street, MacGregor, ACT 2615



House For Sale

Saturday, 9 December 2023

17 John Holt Street, MacGregor, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 297 m2

Type: House



Eoin Ryan-Hicks



Olivia Schultz
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Sale by Negotiation

Introducing an ideal home for first home buyers or down-sizers at 17 John Holt Street, MacGregor! This charming residence boasts three bedrooms, providing ample space for a growing family or those looking to downsize without compromising on comfort. Nestled in a serene neighbourhood, this gem comes complete with a contemporary touch – brand new flooring that not only adds a modern flair but also ensures a pristine and inviting atmosphere. Step into a residence that exudes warmth and style, featuring three well-appointed bedrooms that promise restful nights and cozy mornings. The single bathroom is designed for both functionality and aesthetics, providing a comfortable space for your daily routine. The added convenience of a one-car garage adds to the appeal, offering secure parking and storage options. This home is not just a house; it's a haven meticulously maintained to showcase its amazing condition. The thoughtful layout seamlessly blends practicality with style, making it a perfect canvas for your personal touch. Whether you're taking your first step into homeownership or embracing the simplicity of downsizing, 17 John Holt Street is the epitome of a comfortable and inviting home. Don't miss the chance to make this residence your own – a place where new memories are waiting to be created. Contact us today to schedule a viewing and experience the allure of this MacGregor gem firsthand. Welcome to your new home!

Features:- Ideal for young or established families- Fresh paint and new plush carpet- Three fully carpeted bedrooms one including a walk-in robe and two bedrooms with built-in wardrobes- Ample kitchen with open plan design- Modern energy efficient appliances throughout the home- Lounge room with wall-mounted gas heating unit- Fully enclosed front and rear courtyards for privacy- Solar-assisted hot water system- Gas stove and electric oven in the kitchen- Reverse cycle air conditioning- Ceiling fans for added comfort- Single garage with internal access- NBN ready for high-speed internet access- Close proximity to Holt Shops and Kippax Fair Shops

Rates: \$2,237 p.a. approx. **Land Tax:** \$3,203 p.a. approx. **EER:** 6

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