17 John Holt Street, MacGregor, ACT 2615 House For Sale



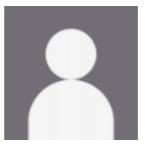
Saturday, 9 December 2023

17 John Holt Street, MacGregor, ACT 2615

Bedrooms: 3 Bathrooms: 1 Parkings: 1 Area: 297 m2 Type: House



Eoin Ryan-Hicks



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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 ShopsRates: \$2,237 p.a. approx.Land Tax: \$3,203 p.a. approx.EER: 6All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.