

**26/47-49 Lorraway Street, Holt, ACT 2615**



**Sold Townhouse**

Saturday, 2 September 2023

26/47-49 Lorraway Street, Holt, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 107 m2**

**Type: Townhouse**



Virginia Stoker

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## Contact agent

Discover contemporary living in this fabulous 3-bedroom, 2-bathroom, 1-car townhouse nestled in the sought-after and newly developed Gininderry suburb of Holt. Offering a fusion of modern design and functionality this near-new townhouse offers a lifestyle of comfort and convenience. The seamless flow between the living, dining, and kitchen areas creates a sense of togetherness, perfect for both everyday living and socialising. The kitchen induction cooking and a great amount of storage. The townhouse features a thoughtful layout where privacy meets practicality. The main bedroom offers a private oasis with direct access to the rear courtyard, creating a tranquil escape for relaxation. A second bedroom opens to a small, charming courtyard, providing a cozy nook for relaxation. Neutral palettes grace the interior, offering a canvas for your personal touches. Low-maintenance grounds surround the property, providing a serene outdoor sanctuary that's easy to care for, and secure fencing ensures both privacy and peace of mind. Embrace year-round comfort with reverse cycle air conditioning, making every season enjoyable. The allure of a single-level design enhances the property, appealing not only to first-home buyers but also investors and those looking to downsize without compromise. Nestled within the vibrant community of Holt, this townhouse places you in close proximity to schools, parks, and essential amenities, while being very accessible to the city. Whether you're a first-time homebuyer, a savvy investor, or someone seeking modern comfort, this townhouse stands as a number one choice. Seize this opportunity to own a modern gem. Your new chapter starts here – welcome home to modern living in the heart of Holt!

**AT A GLANCE:**

- Vacant and ready for immediate occupation
- Single level low maintenance home
- Open plan living
- Modern & appealing
- R/C heating and cooling
- Courtyard access from main bedroom
- Short distance to Belconnen Town Centre
- Less than 10 minutes to Kippax Fair shopping centre
- 850m to Magpies Golf Club

EER: 6 stars  
Living size: 107m<sup>2</sup>  
Rates: \$2,282.39 pa approx.  
Land Tax: \$2,968.54 pa approx.  
Strata Levies: \$348 pq approx.  
Built 2021