

**33 Mockridge Crescent, Holt, ACT 2615**



**House For Sale**

Wednesday, 12 June 2024

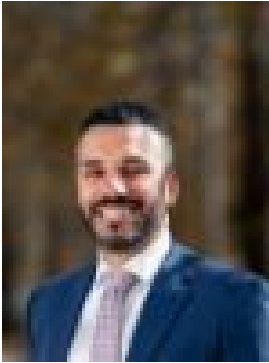
33 Mockridge Crescent, Holt, ACT 2615

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Vince Pinneri

0408894732

## Auction 27/06/2024

With a great facade, this uniquely designed residence features spacious family living with 4 bedrooms plus study & an abundance of storage throughout. The entertaining options in this home are endless, with a kitchen overlooking the enclosed patio, making it perfect for hosting gatherings all year round. Boasting three completely separate living areas, ensuite and even a second kitchen, you will love the amount of space and flexibility this home has to offer. The back end of the home can be completely shut off from the rest of the home, ideal for a teenagers retreat, a second rental income or for just your guests to stay and relax in. Outback you are greeted by the large rear yard. Car accommodation is provided by a single garage and a double carport, plus extra off-street parking. Positioned in a quiet street, just moments away from Kippax shopping precinct, an easy drive to Westfield Belconnen and providing easy access to the City - you will love the endless opportunities this property has to offer. Key stats: • Living area: 198.46m<sup>2</sup> • Greenhouse: 20.24m<sup>2</sup> • Sunroom: 9.35m<sup>2</sup> • Studio: 23m<sup>2</sup> • Block size: 907m<sup>2</sup> • EER: 0.5 • Rates: \$742.75 p/q • Land tax: \$1,239.25 p/q Additional features: • 4 bedrooms plus study • Master bedroom with ensuite and walk in robe • Three separate living areas • Large kitchen, overlooking the enclosed patio • Second kitchen in a self contained flat attached to the house • Separate laundry with external access • Abundance of car parking with the single garage, double carport and extra off street parking • Tenanted until October 2024 for \$565 per week.