

**47 MacLachlan Street, Holder, ACT 2611**

**Sold Townhouse**

Tuesday, 15 August 2023



47 MacLachlan Street, Holder, ACT 2611

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 106 m2**

**Type: Townhouse**



Brett Hayman  
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## Contact agent

A terrific opportunity now exists to secure this Willemssen design separate title townhouse positioned in a highly desirable location. Set over two levels the home offers open plan living and dining areas with floating timber floors and an updated kitchen with plenty of bench and storage space. Morning sun floods through the floor to ceiling windows while sliding door access leads to the fully enclosed low maintenance rear courtyard. Accommodation is provided by two bedrooms, both with built in robes, located on the second floor along with the modern bathroom. Other features a private, paved entry courtyard plus a single garage with additional lock up storage. Being just a short stroll via the underpass to the popular Cooleman Court Shopping Centre, where you will find a range of great grocers, cafes and restaurants. Holder is also within close proximity to the Woden Town Centre, Canberra Hospital and Stromlo Forest Park. Separate title townhouses are rare to come to market in Canberra, so we suggest you call today to book an opportunity to view this great home. Features:- Fully renovated bathroom with heated towel rack and skylight- An updated kitchen with dishwasher- Reverse cycle air conditioning split system upstairs- Two enclosed courtyards- Double glazed windows to the rear- Single lock up garage with extra storage- Replaced hot water system Close to:- Walking underpass access to Cooleman Court (across the road)- Restaurants & cafes- Weston Creek medical centre- Raiders Club Weston- Tennis club- Guest parking at end of street- Holder wetlands- Stromlo Mountain Bike Park Rates: \$2,966 pa Land tax: \$4,945 pa UV: \$537,000 Block: 374m<sup>2</sup> Living: 106m<sup>2</sup> EER: 2.0