

# 49 Mockridge Crescent, Holt, ACT 2615

## Sold House

Monday, 14 August 2023



49 Mockridge Crescent, Holt, ACT 2615

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 755 m2

Type: House



Tony Barker Barker  
0402067963



Cameron Cleary  
0418463872

**\$767,000**

AUCTION WEEK IS HERE! Open 10am Auction 10.30am ON SITE Get ready for the exciting project that allows you to unleash your vision and transforms a structurally sound, original property into the home of your dreams. Picture yourself in a spacious, 4-bedroom ensuite home, perfectly situated on a generous 755m<sup>2</sup> block with minimal easements. It's time to make this space uniquely yours! Imagine the possibilities as you step into this well-positioned property. With a prime location and surrounded by a vast parcel of land, this is a blank canvas just waiting for your personal touch. 49 Mockridge Crescent has the potential to become your peaceful oasis, reflecting your own style and flair. Inside, you'll find a traditional floorplan with a single garage underneath. The North-facing lounge room welcomes you, while four well-proportioned bedrooms, centrally located kitchen and downstairs rumpus/utility room as direct access from the oversized garaging. Either live in as you gather inspiration and funds for your renovation or go all-in and witness a substantial increase in your investment. To make your life a little easier, the home already boasts fresh carpet throughout. The location is truly rewarding. Nestled within a quiet, family-friendly street, you'll enjoy easy access to Kippax, Belconnen, Canberra's Southern Suburbs, and a wide selection of schools and walking trails. It's the perfect blend of convenience and tranquillity. Seize the moment and turn this hidden gem into your personal masterpiece. Don't miss out on the chance to shape your dream home in a neighbourhood that offers both opportunity and convenience. Your future awaits at 49 Mockridge Crescent! By The Numbers: Living: 145m<sup>2</sup> Block Size: 755m<sup>2</sup> Unimproved Value: \$549,000 (2022) Rates (Residential): \$2,857 Land Tax (Residential) : \$4,399 (investors Only)