

**6/68 Lorroway Street, Holt, ACT 2615**

**Sold Townhouse**

Monday, 14 August 2023

6/68 Lorroway Street, Holt, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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**\$692,000**

A rare find is this as new single level townhouse in the newly developed Ginninderry precinct of Holt. It's the ideal property for a first home buyer, perhaps a downsizer looking for a single level low maintenance option or a wise investor seeing great value, particularly when comparing it to some of the new complexes in the area. Either way this home ticks lots of boxes. You'll immediately see it's a quite area with quality new homes nearby. Entering the home, you're greeted by a spacious lounge and dining area. The living area takes in the beautiful North-Easterly aspect. To the side of the living space is a study nook, perfect for a computer or home office. There's a floor-to-ceiling sliding doors that lead to the generous outdoor garden courtyard. Perfectly secure for a pet, ideal to add your own stamp on how you'll utilize the generous space. The modern kitchen overlooks the living area plus has a window overlooking the private courtyard. Keeping an eye on what's happening around will be easy from the kitchen. It's equipped with ample cupboard space, electric cooking, a dishwasher, and a tiled splash back. All three bedrooms are spacious and have built-in robes with sliding doors. The bathroom is user-friendly due to its extra-large size, walk-in shower, and sizeable vanity-mirror combo. The addition of a separate toilet adds convenience for growing families or professional couples navigating the morning rush. The large 20m<sup>2</sup> single garage has internal access and remote-controlled opening. There's also space in front of the garage for additional parking. Stay comfortable year-round. The home has a 6-star energy rating plus the benefits of split cycle heating and cooling a separate laundry which accesses a rear courtyard space. A rare gem indeed. Don't delay as this opportunity to purchase won't last. Features:

- 3 spacious bedrooms
- Single level low maintenance home
- Split system heating and cooling
- Open plan living
- Less than 10 minutes to Kippax Fair shopping centre
- 850m to Magpies Golf Club
- Short distance to the Belconnen Town Centre

Essentials:

- EER: 6 stars
- Living size: 105m<sup>2</sup>
- Garage size: 20m<sup>2</sup>
- Rates: \$2,282.39 pa
- Land Tax: \$2,968.54 pa
- Strata Company: Independent Strata
- Strata Levies: \$550.48 pq
- Age: Built 2021
- Expected rental return: Currently rented out at \$560 pw.