

4/73 Lorraway Street, Holt, ACT, 2615



Apartment For Sale

Thursday, 15 August 2024

4/73 Lorraway Street, Holt, ACT, 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Apartment



Duncan Macdonald
0402337287

Modern and Spacious, Single-level Townhouse

A well presented and proportioned townhouse, offering a coveted north-west aspect and the ideal low-maintenance lifestyle. Built by Creative Building Services and developed by Madison Constructions, the home is spread over one spacious level, featuring large profile windows and a modern colour palette. The large open-plan living area opens onto a private courtyard space, perfect for year-round entertaining and ready for your creative touches. Three good-size bedrooms are cleverly segregated and offer quality storage, an excellent feature of the home throughout. Positioned within the vibrant Gininderra Estate area, just moments to Strathnairn and a short drive into Belconnen Town Centre. A fantastic opportunity for first home buyers, investors and downsizers alike.

Features

- Single-level townhouse in 'Kel Nagle Gardens', finished in 2021.
- Split system air conditioning in living area.
- Nobo wall heater in main bedroom.
- Open-plan living area, opening onto a north-west facing courtyard.
- Large kitchen with ample storage, Franke appliances and Bosch dishwasher.
- Three double bedrooms with built-ins.
- Bathroom with secondary powder room.
- European laundry.
- Extensive storage cupboards throughout.
- Single garage with internal access.
- Communal outdoor areas.
- Short commute to Kippax Shops, Belconnen Town Centre and transport links into the City.

Outgoings

General Rates: \$604 per quarter.

Strata Levies: \$535 per quarter.

Land Tax (if rented): \$791 per quarter.

Particulars

Living Area: 126sqm

Courtyard Area: 54sqm

EER: 6.0

Estimate of Rental Return: \$600 - \$620 per week.

*Agent Interest.

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