

21/73 Lorroway Street, Holt, ACT 2615

MARQ

Townhouse For Sale

Thursday, 11 July 2024

21/73 Lorroway Street, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 125 m2

Type: Townhouse



Justin Taylor
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Jonah Anthony
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\$677,000+

Nestled within the boutique "Kel Nagle Gardens", this near new 3-bedroom, one bathroom and single garage home offers the perfect blend of comfort and convenience, all while being only moments to a host of local amenities and tranquil nature trails. Step inside and be greeted by a thoughtfully designed open-plan layout that seamlessly connects the living, kitchen and outdoor areas. The abundant natural light enhances the spacious feel, creating an inviting atmosphere for both relaxation and entertainment.- Superb single level home flowing over 125sqm of total living- Enviably positioned within a peaceful and private complex- Near new condition- Large sunny and spacious floor design- Sunny northerly aspect- Sleek kitchen with 20mm granite benchtops and quality appliances- Bosch Super Silence dishwasher - Franke black glass ceramic cook top, rangehood & oven- Stylish flooring & window furnishings- Ducted reverse cycle air-conditioning (heating and cooling)- Generous main two-way bathroom with full height tiling- Additional powder room- Large master with built in robe- Bedrooms 2 and 3 both of good size, both with built in robes- Additional ceiling fans to bedrooms 1 & 2- EER 6.0- European laundry- Private easy care courtyard with sunny aspect- Single automatic garage with internal access- Loft storage area with pull down stairs fitted to garage- Quiet family friendly complex- Popular locale with views to the Brindabellas- Close proximity to walking trails & public transport- Shepherds Lookout walk and Uriarra Loop only minutes away- Walking distance to Paddy's Park - Ginninderry Recreation Park- 3 min to Burns Golf Club- 6 min to Kippax Fair Shopping Centre with 28 specialty stores- 13min to Lake Ginninderra foreshore and the Belconnen shopping precinct- Perfect for the downsizer, first home buyer or property investor- Very low body corporate fess. (\$535.44per quarter)- Value packed buyingBrief Summary:-- Year of construction 2021- Internal living: 105.72sqm- Garage: 20.20sqm- Total Residence: 125.92sqm- E.E.R 6.0- Rates: \$604.00 per quarter- Rental Estimate: \$575 - \$600 per week- Strata Fees: \$495.97 per quarter- Sinking Fund: \$39.47 per quarter- Total Body Corporate fees: \$535.44 per quarterTake advantage of this convenient location, with an easy drive to Belconnen Town Centre, where residents enjoy access to an array of shops, restaurants, entertainment, medical facilities, schools, government offices, and recreational venues like GIO Stadium and CISAC.Don't miss this fantastic opportunity to own a beautiful, easy-care home in one of Belconnen's most desirable pockets.Whether you're a first home buyer, growing family, savvy investor or downsizer seeking a peaceful retreat, this property represents smart buying and will appeal to a wide range of buyers.Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries. less