

29/47 Lorroway Street, Holt, ACT 2615

Townhouse For Sale

Saturday, 29 June 2024



29/47 Lorroway Street, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 105 m2

Type: Townhouse



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Offers Above \$700,000

Welcome to Jim Ferrier Gardens, a near new gem in Ginninderry, built by the reputable Madison Constructions. This north-facing, single-level townhouse offers three bedrooms and a private position in an intimate complex, making it a fantastic opportunity for investors or live-in homeowners seeking great value in a newly industrialised area. The home's expansive lounge and dining area is flooded with natural light from large floor-to-ceiling sliding doors that open to a private, grassed courtyard. Overlooking this space is a sleek, modern kitchen equipped with ample cupboard space, electric cooking, a dishwasher, and a tiled splashback, perfect for entertaining and cooking up a storm. Each of the three spacious bedrooms features built-in robes with sliding mirrored doors, capturing natural light and views of the Brindabellas. The main bedroom is a true retreat, boasting a spacious ensuite and a sizeable walk-in robe, ideal for parents or grandparents. The main bathroom is generously proportioned with a walk-in shower, bathtub, and sizeable vanity, complemented by a separate laundry and powder room for added convenience. Completing this thoughtfully designed home is a spacious single garage with internal access and a remote garage door, ensuring ease and security. The expanding Ginninderry community offers a quiet location filled with modern homes and pleasing views. Only a short drive to the Kippax Fair Shopping Centre or only slightly further to the larger Belconnen Town Centre all your retail, hospitality and daily needs are met. The Burns Golf Club offers public access and provides excellent hospitality and gaming, seven days a week. Public transport options are available and from the Kippax location, almost all areas of the ACT are accessible. Do no delay, properties as good as this do not last long – Enquire now to receive more information, book a private inspection and take that next step to purchasing your new home. Key features to note are:

- North facing, single level townhouse.
- Large spacious bedrooms.
- Walk in robe and ensuite in main bedroom
- Mirrored, built in robes in other bedrooms
- Bathroom with shower and bathtub, plus separate powder room.
- Split System reverse cycle heating and cooling, plus multiple electric wall heaters
- Engineered Stone Kitchen Benchtops and modern appliances
- North facing open plan lounge and dining that extends to private courtyard
- Single brick garage with remote garage door and internal access
- Deck that extends the rear of the home, captures views of the Brindabellas & a low maintenance backyard
- Close to Burns Golf Club, Kippax Shopping Centre & Belconnen Town Centre.
- Close to Reserve, walking trails and Paddys Park

Living Area: 105m² (approx.) + Garage 21m² (approx.) Year of Construction: 2022 EER: 6.0
Outgoings: General Rates: \$593 p/qtr (approx.) Land Tax (investors): \$767 p/qtr (approx.) Body Corp Levies: \$398 p/qtr (approx.)
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