

**23 John Holt St, Macgregor, ACT, 2615**



**House For Sale**

Friday, 20 December 2024

23 John Holt St, Macgregor, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jake Battenally  
0413313676

## Move in and enjoy!

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The first open home will be scheduled for Saturday, 11th January 2025, the exact time will be uploaded on the 7th of January.

Discover the undeniable charm of this inviting home, perfectly positioned on the high side of the street, set back from the road, and framed by beautifully established gardens that create a fantastic first impression. Inside, the spacious open-plan living and dining area is bathed in natural light, offering a warm and welcoming atmosphere. Seamlessly flowing out to the paved rear entertaining space, this home is perfect for those who love to entertain.

The kitchen is designed for convenience, featuring plenty of cupboard and bench space, along with a gas cooktop, electric oven, and dishwasher. The separate toilet and laundry add to the home's functionality, while the bathroom includes a relaxing bathtub. All three bedrooms are equipped with built-in wardrobes, with the main bedroom offering stylish mirrored sliding doors. A single lock-up garage provides secure parking.

Comfort is guaranteed all year round with ducted reverse cycle heating and cooling and for the garden enthusiasts, there's a well-established veggie patch and a spacious backyard that offers plenty of room for kids or pets to play.

### Key Features:

- Three bedrooms, all with built-in wardrobes
- Spacious open-plan, tiled living and dining area
- Kitchen with electric cooking and dishwasher
- Separate toilet and laundry
- Bathroom with bathtub
- Single lock-up garage
- Paved outdoor entertaining area
- Ducted reverse cycle heating & cooling
- Beautifully established gardens, veggie patch, garden shed, and rainwater tank
- Ducted reverse cycle heating and cooling
- High EER rating of 6 stars and solar panels to reduce energy costs
- Residence: 105m<sup>2</sup>
- Garage: 19.56 m<sup>2</sup>
- Land Size: 357 m<sup>2</sup>
- EER:6.0
- Rates:\$2,626.12 per annum
- Land Tax:\$4,387.60 per annum
- Built:2011

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.