

10 Rouseabout Street, Lawson, ACT 2617



House For Sale

Friday, 27 October 2023

10 Rouseabout Street, Lawson, ACT 2617

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 560 m2

Type: House



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Auction

Discover the epitome of luxury living in Belconnen, where an architecturally designed masterpiece awaits at 10 Rouseabout Street, Lawson. This remarkable residence boasts five bedrooms and three bathrooms, promising a lifestyle of unparalleled sophistication and comfort. With its commanding corner location and awe-inspiring views, it epitomizes luxurious living at its very best. Boasting a functional and versatile floorplan, it is perfect for families of all sizes. This home creates a lasting first impression when stepping in, the magnificent lounge area's foyer space has a 5.5m high ceiling, complete with expansive windows, a grand chandelier, feature fireplace and large tiles. One of the property's standout features is its elevated position, which grants mesmerizing, captivating views. Positioned on a generously sized corner block with a wide east-facing frontage, you'll savour the tranquil atmosphere and enchanting vistas. Surrounded by nature reserves and scenic walking trails, this home offers an oasis of peace in Lawson, making it perfect for those seeking a harmonious connection with the nature. Every facet of this home has been meticulously designed and crafted to ensure an extraordinary living experience. Spanning across two levels, the architect's vision optimizes space and functionality, resulting in a seamless flow between rooms. With three distinct living areas, you'll have abundant space for relaxation, entertainment, and creating cherished memories with your loved ones. The combination of high ceilings, large tiles, engineered herringbone timber floors, feature walls, bulkheads & custom joinery adds an elegant touch to the living areas, creating a warm and inviting atmosphere. Retreat to the opulent main bedroom suite upstairs, a sanctuary of comfort and style. Wake up to breathtaking views of the Canberra backdrop and bask in the abundant natural light that fills the room. There are two master bedrooms in this home, both feature spacious robes, offering ample storage space for your wardrobe essentials. Enjoy the oversized ensuite, complete with a double shower, evoking a spa-like ambiance. Sophistication extends to every aspect of this home, including the meticulously designed bathrooms featuring custom joinery and high-quality fixtures. You'll appreciate the attention to detail in every corner, from the elegant vanities, free-standing bath to the thoughtfully designed storage spaces & feature walls. The expansive separate laundry, is equipped with extensive storage, further enhances the convenience and functionality of this exceptional property. At the heart of this home is the stunning designer kitchen, designed to the highest standards. Unleash your inner chef with the high-quality 2-pack joinery finishes and premium stone countertops. A spacious butler's walk-in pantry complements the kitchen, providing ample space for all your culinary essentials. Complete with skylights with remote controlled blinds in the kitchen and 4 more in the living areas. The sunroom, seamlessly connected to the living space, is a dream for entertainers. With picturesque views and ample space, it creates the perfect setting for gatherings with family and friends. Moreover, the sunroom connects through glass doors, inviting you to unwind while taking in the breathtaking landscapes. This is a home that truly must be seen in person to fully appreciate the incredible lifestyle it offers. We look forward to your inspection if you are in the market for a quality residence.

Summary of features:

- East facing frontage
- 5 bedrooms including two generous master bedrooms
- 3 well-appointed bathrooms plus additional powder room
- Double garage with basement storage area
- High ceilings with a combination of 5.5m, 2.7m & 2.55m throughout
- 3 living areas including lounge, living & dining, and sunroom
- Combination of herringbone engineered timber & designer tiled flooring
- Kitchen featuring 60mm stone island bench-top with designer waterfall edges
- Premium Smeg appliances
- Custom designer joinery throughout the kitchen
- Northern & eastern facing aspects to the living areas
- Kitchen, family & meals area complete with 5 automated skylights
- Lounge with feature fireplace
- Bulkheads & window pelmets throughout
- Balcony with breathtaking views
- Generous bedroom sizes with Built in robes
- Study complete with stone benchtops, & joinery
- Main bathroom complete with free-standing bath
- All bathrooms with full height tiling & designer custom fittings
- All bathrooms with two showers including rain-showers
- Laundry with stone bench, generous storage & external access
- Ducted reverse cycle heating & cooling throughout the home (zoned)
- Solar hot water
- Double glazed windows & sliding doors
- Sunroom with ducted air conditioning, & custom joinery
- Feature front letterbox

Key figures (approx.):

- Block: 560 m²
- House size (Under roofline): 360 m²
- Living area (including voids): 265 m²
- Sunroom: 33.7 m²
- Balcony: 6.7 m²
- Porch: 5.5 m²
- Garage: 39 m²
- Built: 2019
- Rental estimate: \$1300 - \$1400 per week
- Land rates: \$3,850 per annum
- Land tax (investors only): \$6,856 per annum