

**11/11 Wanderlight Avenue, Lawson, ACT 2617**

LUTON

**Sold Townhouse**

Monday, 14 August 2023

11/11 Wanderlight Avenue, Lawson, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**\$655,000**

With 128m<sup>2</sup> of living area, this immaculate home has all the space and comforts you need, yet with the convenience and easy care of a townhouse. Smartly designed to make best use of all available space and coupled with a truly impressive interior, this property is one you will want to call home. The first floor of living is centered around a stylish, well-appointed kitchen, this area incorporates the open plan living and meals area, and leads unto the private outdoor courtyard that is generous in size and is perfect for entertaining with friends and family. Upstairs is the master bedroom and bedroom two which are both well proportioned and have built in robes and sleek ensuites. The master also features a spacious balcony that provides scenic views out onto reserve. Ideally positioned in the heart of Lawson, being moments to the nearby Sv Coffee & Bakery and Lawson Playground. Also a short distance to the University of Canberra, Australian Institute of Sport, Calvary Hospital, Lake Ginninderra and Westfield Belconnen. Please call the team to register your interest!

Features: - 3 Bed | 2 Bath | 1 Car - Master with ensuite, built in robe and expansive balcony- Bedroom two featuring a built in robe and ensuite - Kitchen includes stone benchtops, gas cooking and oven- Open plan dining and living area- Study nook- European laundry- Powder room located on first floor- Ducted heating and cooling- Ample storage available- Corner townhouse with large courtyard- Located opposite reserve - 5 minutes drive to Belconnen Westfield- 5 minutes drive to Calvary Hospital- 12 minutes drive to Canberra Centre - 20 minutes drive to Canberra Airport

Property Details: • Ground Level: 29m<sup>2</sup> • First Level: 56m<sup>2</sup> • Second Level: 43m<sup>2</sup> • Total Living: 128m<sup>2</sup> • Courtyard: 44m<sup>2</sup> • Balcony: 12m<sup>2</sup> • EER: 4.5 Stars • UV: \$134,320 (2022) • Land rates: \$1377.89 p.a. (approx.) • Land tax (for investors): \$1580.89 p.a. (approx.) • Body Corp: \$600.52 pq (approx)