

12 Rouseabout Street, Lawson, ACT 2617



House For Sale

Thursday, 29 February 2024

12 Rouseabout Street, Lawson, ACT 2617

Bedrooms: 4

Bathrooms: 2

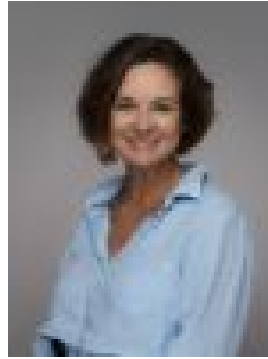
Parkings: 2

Area: 540 m2

Type: House



Fiona Murray
0409582102



Belinda Riding
0437363124

Auction: 12pm, 23rd March

A Home of Distinction - Elegant & Sophisticated. This house really does have it all. From the moment you step inside this beautiful family home you will know it's something special. Nestled at the top of Lawson this remarkable home offers northerly views. Truly stunning, spanning 3 levels, with open-plan living, is tailor-made for modern lifestyles. Indulge in culinary delights in the well-appointed kitchen boasting premium appliances including a 5-burner gas cooktop, electric oven, Bosch dishwasher & a convenient microwave nook. Additionally the divine butler's pantry with sink & laundry, is a chef's dream come true. Luxurious touches abound with Tilt & Turn double glazed windows, stone benchtops, a breakfast bar, soft-closing drawers & a servery connecting the kitchen to the entertaining area. You will love opening up the house & bringing the outside in with double doors flowing onto a covered deck perfect for entertaining friends & family, complete with a ceiling fan for added comfort, overlooking the private & low-maintenance garden. Relax and unwind in the main bedroom conveniently located on the ground floor, complete with a walk-in robe & a luxurious ensuite featuring double sinks & double shower heads. The 3 well sized bedrooms upstairs all offer built-in robes & flow out onto a light & airy 2nd living area, ideal for movie or games nights. Additional features include a dedicated study, ample storage space, a powder room for guests & a versatile second living area upstairs. Enjoy the convenience of internal access from the double garage with remote control. Enjoy year-round comfort with reverse cycle heating & cooling throughout. Outside, the property is fenced with Colourbond fencing & includes a water tank for sustainability. Centrally located, convenience becomes a way of life with amenities such as hospitals, the University of Canberra, Radford College & Lake Ginninderra at your doorstep. With a reserve & children's playground across the road, children & furry family members will love playing, this home offers the perfect blend of luxury, comfort & convenience. Features: Reverse cycle heating & cooling Butler's pantry with sink & laundry Tilt & Turn double glazed windows 5 burner gas cooktop Double sink Stone benchtops Breakfast bar Electric oven Bosh dishwasher Microwave nook Soft closing drawers Servery from kitchen to entertaining area Double sinks in both bathrooms Double shower heads in ensuite Dedicated study & storage Powder room Main bedroom on ground floor Walk in robe All bedrooms include built-in robes 2nd living room upstairs Covered entertaining Merbau deck with ceiling fan Private easy-care garden Internal access from double garage with remote Colourbond fencing Water tank Across the road from reserve & children's playground Close to Kaleen shops, Belconnen Mall, University of Canberra & Radford College Essentials: Block size: 540m² Living: 195.50m² Garage: 40.10m² Total: 235.60m² Rates: \$3,850.48 per annum Land tax: \$6,856.68 per annum Estimated rental return: \$750-\$780 per week UV: \$697,000 (2023) EER: 6