

# 13/2 Rouseabout Street, Lawson, ACT 2617



## Sold Townhouse

Thursday, 21 September 2023

13/2 Rouseabout Street, Lawson, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Trenton Morrissey

**\$710,000**

This immaculate two storey town residence in prime location is completed with impressive inclusions providing you an opportunity to live in style. Freshly painted internally and with a stunning timber laminate flooring upgrade, the home features spacious open plan living, stone bench top kitchen, three generous bedrooms all with robes, two bathrooms along with a large single garage and allocated car space. You will appreciate the northern aspect and bright living experience along with the feature tiled sunny courtyard, perfect for entertaining. Completed with ducted reverse cycle heating and cooling why not come and see for yourself why we believe this property to be such a special offering? Property features include:

- Stone bench top kitchen with quality Blanco appliances including gas cooktop, oven, ducted range hood, fully integrated microwave and Hisense dishwasher
- Bedroom one with private north facing balcony and walk in robe
- Ensuite with floor to ceiling wall tiling
- Main bathroom with floor to ceiling wall tiling and large shower
- Mirrored built in robes to all bedrooms
- Daikin ducted reverse cycle heating and cooling
- Spacious living area with access to private sunny courtyard
- Quality Roman blinds throughout
- Downlights throughout
- Large single garage with remotes, internal access and storage
- Additional allocated single car space
- Rheem continuous gas hot water system
- NBN (FTTP)
- One owner since brand new
- Living Area - 95.55m<sup>2</sup>
- Garage - 20.64m<sup>2</sup>

In response to Covid-19, social distancing of 1.5m – 2m must be observed. Please practice good hygiene and refrain from entry if exhibiting any symptoms. We will collect the names + details of all attendees to allow for contact tracing if required. As a result of this, the wait time to look through may increase and we ask attendees to be prepared for a slight delay and to factor this into your open home schedule. We would ask that only essential people come with you to open homes to limit large groups. Disclaimer: The information and material contained within this marketing is for general information purposes only. Morrissey Property does not accept responsibility and disclaim all liabilities regarding any inaccuracies or errors contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.