

**13 Bellbird Loop, Lawson, ACT 2617**

**VERV**

**House For Sale**

Thursday, 16 May 2024

13 Bellbird Loop, Lawson, ACT 2617

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 570 m2**

**Type: House**



Jason Roses  
0431419847



Karen Brill  
0261763476

**\$1,700,000 +**

Enjoy luxury living with this stunning four-bedroom home, where elegance meets comfort in every corner. Elevated in a prime location overlooking the beauty of the outdoors with breathtaking views overlooking parkland and a scenic backdrop of the Brindabellas. Whether you're enjoying a quiet morning coffee or hosting friends, the scenic backdrop adds an extra touch of tranquility to your daily life. On entry be greeted by the grandeur of high ceilings, and polished spotted gum timber flooring that adds a touch of sophistication to the north-facing living areas, enhancing the charm and character of this exquisite home. Each room is thoughtfully designed to maximize space and comfort, creating a haven where you can truly unwind and rejuvenate. Architecturally designed, perfect for open-plan family living and entertaining guests. Stepping into the heart of the home, be greeted by a gourmet kitchen that will delight any culinary enthusiast. Featuring top-of-the-line Bosch appliances including a 900mm electric oven and gas cooktop, a Schwinn exhaust hood, and a generously sized walk-in pantry, this kitchen is as stylish as it is functional. With Caesarstone benchtops and a Bosch dishwasher, meal preparation is a pleasure. The separate master bedroom is a true retreat, complete with a spacious walk-in robe and an ensuite featuring a double vanity and floor-to-ceiling tiles - luxury at its best. The two other bedrooms are away from the main bedroom with their own separate bathroom and functional walk-in linen cupboard next to the laundry. For added convenience, downstairs offers a spacious secluded bedroom with its own ensuite and private access to the front yard. Eco-conscious buyers will appreciate the savings provided by the 13.3kWp solar panel system, coupled with a 3-phase inverter and solar hot water system. Additionally, the home features a 3-phase electric system, ensuring efficiency and sustainability. No matter the season, stay comfortable with ducted heating and cooling featuring 4 zones throughout the home. Plus, enjoy the convenience of an extra-large remote-controlled garage for two vehicles, complete with ample under-house storage and space for a workshop. Located conveniently close to nature walks, the University of Canberra, Radford College, Kaleen High, North Canberra Hospital, Lake Ginninderra District and public transport, this home offers the perfect balance of luxury living and practicality. Don't miss your chance to make this dream home yours!

**FEATURES:-** Architect design Blacketts- Solar system 13.3kwp with 3-phase inverter- 3-phase electric power system- Rinnai split solar hot water system with gas ignition- Back to base NESS security alarm system with remote- Double-glazed windows throughout- 2.7m high ceilings with recessed LED lighting - Motorised blinds in the living area and guest room- Grey water-ready connections to the toilet - External plumbing/electrics ready for water tank- TV points /data points / NBN fibre to the house- Bosch dishwasher and 900mm electric oven and gas cooktop- Schweigen 900mm rangehood vented out - powerful motor- Large deck with gas and water connections for second kitchen or BBQ- Spotted gum polished timber floors- Remote double extra large garage- Large under-house storage complete with shelving- Large under staircase under house storage. - Garage epoxy flooring - Hydrowise smart watering system - Gutter mesh protection system

**PARTICULARS:** Year built: 2017 EER: 5.5 Stars Block size: 570m<sup>2</sup> Lower level: 37m.8m<sup>2</sup> Upper level: 190.00m<sup>2</sup> Garage: 47m<sup>2</sup> Porch: 4m<sup>2</sup> Balcony: 8m<sup>2</sup> Total: 286.80m<sup>2</sup> Rates: \$3,853 pa (approx.) Land tax: \$6,856 pa (approx.)