

14/71 Lawrenson Circuit, Jacka, ACT 2914



Townhouse For Sale

Tuesday, 6 February 2024

14/71 Lawrenson Circuit, Jacka, ACT 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 105 m2

Type: Townhouse



Jeff Shortland
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\$599,000+

14/71 Lawrenson Cct is the perfect low-maintenance home that's ideal for first home buyers, downsizers or investors. Built in 2014, this superb single level brick veneer town house offers two bedrooms, front and rear courtyards, open plan living, dining & kitchen, and a single lock-up garage. The kitchen includes easy-clean benches, plenty of cupboard space, gas cook top and an electric oven. Both bedrooms include built ins and courtyard access. There is a single lock up garage with internal access plus an additional car space. Solar hot water with electric boost is also included. Flooring: • Timber laminate to the living and dining area; • Tile to the kitchen, bathroom and laundry; and • Carpet in the bedrooms. The location is excellent; the property is with the Amaroo School catchment and both the School and Amaroo Shopping Centre are less than 500m away. Land: 145m², Living: 83m², Garage: 18m², Aspect: SE-NW, Built 2014, EER: 6.0, UV: \$71,400 Rates: \$1,243.06pa, Land Tax: \$1,382.74. Flooring: • Floating timber floors in the formal living & dining; • Carpet in the bedrooms; and • Ceramic tiles in the bathroom, toilet, and laundry. At a glance: Low maintenance brick veneer townhouse Two-bedroom One bathroom Combined living/dining Modern kitchen Two courtyards Modern kitchen Easy-clean benches Ducted gas heating Electric hot water with electric boost Euro-style laundry NBN (fttp) EER 6.0 Rates: \$2,750 Land tax: \$3,500 Strata: \$840 (01 Jul to 31 Dec) UV: tbc (Approximate figures) Living: 83 sq/m Garage: 23 sq/m Block: 145 sq/m Aspect: NW Build: 2014 Local Amenities: Schools: • Amaroo School (Kindy, primary and secondary), • Good Shepherd Catholic School. Day Care Centres: • Busy Bees (2 Mornington St), • The Imagination Play Station Child Development Centre (60 Burdekin Ave) Amaroo Village shopping centre: • United Petroleum Service Station • Coles • Aldi • Wok It Up • Guru Coffee • Pharmacy • Vet • Hairdresser • Aao Jee Indian Bazaar • Two Indian Restaurants • Stonehouse Pub