

15/15 Wanderlight Avenue, Lawson, ACT 2617



Sold Townhouse

Friday, 1 September 2023

15/15 Wanderlight Avenue, Lawson, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 69 m2

Type: Townhouse



Catherine Cox



Peter Cuzner
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\$554,000

Located in the high performing suburb of Lawson, this exquisite 2 bedroom home is ready and waiting for its new owners. For the investor looking for a low risk, high performing asset, 15/15 Wanderlight is a standout on the market. With an asking price of just \$559,000 plus, and a rental estimate of \$550 plus per week, this little gem will work hard and fast for its new owner. 15/15 Wanderlight is equally suited to the first home owner looking to get into the market. The entry level price point, coupled with the lifestyle offerings Lawson and the wider Belconnen area presents, you might never need to leave your neighbourhood again. Wanderlight Avenue is a stone's throw from the Belconnen town centre; numerous public and private schools for all ages; various doctors, dentists and medical centres; Calvary and UC Hospitals; multiple parks, reserves and paths around the lake; and many of Canberra's best suburban clubs and eateries. Internally the home is modern and intelligent in design. The downstairs living area considers space and functionality, with a cosy open plan kitchen, living and dining area that extends outside to the private courtyard. The heart of the home can be found in the kitchen, where the chef will create culinary masterpieces using the gas cooktop and electric oven. While cleaning up will be a breeze with help from the dual sink and stainless-steel dishwasher. Upstairs features two generously sized bedrooms, each with built in robes, and the main bathroom. The master bedroom includes its own balcony, and the second bedroom offers sweeping views of North Canberra and Black Mountain. Additional creature comforts include ducted heating and cooling that spans the entirety of the upstairs and downstairs living areas; a separate downstairs powder room; and single lock-up garage with internal access and ample storage space. Positioned in an unrivalled and highly central location, this property presents an ideal opportunity for homeowners and investors alike. 15/15 Wanderlight is sure to appeal to city-centric professionals, whether based in the City, Belconnen, or Woden areas. University students attending any of Canberra's esteemed institutions will find its location convenient, as will those who travel to Canberra for work and seek a comfortable weekday abode. Don't miss out on your opportunity to view this remarkable property at one of our open homes. Other features include Open plan kitchen, living and dining Kitchen with stainless steel appliances including gas cooktop, electric oven and dishwasher 2 bedrooms with built-in robes Separate powder room downstairs Single lock up garage with internal access and plenty of space for storage European laundry in the garage Private courtyard at the front Balcony with clothesline on the second level 4 minute walk to the UC and Ochre Health Medical Centre 3 minute drive to Calvary & UC hospitals 3 minute drive to Gwydir Square Shops 4 minute drive to Coles @ Kaleen 6 minute drive to Westfield Belconnen Conservative rental estimate = \$530-\$550 p/w Inspections Open for inspections will be held on Saturday mornings and alternating Tuesday and Thursday afternoons If no time is listed please contact the Agent to organise an inspection Please note, open home times may change. Please check the website on the day of the open for any changes or cancellations. Perspective property ACT supports physical distancing of 1.5 meters while attending open homes. Please help us keep Canberra and Australia safe and stay at home if you are unwell. We will be happy to accommodate a virtual inspection of the property. Costs (Note all costs are approximate) Body Corporate Levies: \$550 p/q Water Rates: \$163 p/q Rates: \$492 p/q Land tax (if rented): \$560.24 p/q Disclaimer While all care has been taken when compiling information about this property, we encourage prospective buyers to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances. We accept no responsibility and disclaim all liabilities in regard to inaccuracies contained in this advertisement.