

**18/2 Rouseabout Street, Lawson, ACT 2617**



**Sold Townhouse**

Monday, 14 August 2023

18/2 Rouseabout Street, Lawson, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 95 m2**

**Type: Townhouse**



Hannah Tyler

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## Contact agent

What you see: A Three bedroom Townhouse that feels like home, with enough space to bring you in and make you want to stay! What we see: The perfect place to start or finish. See more: Three-bedroom two bathroom townhouse Located in the Bellview complex North facing to the front Single lock-up garage with electric roller door The second car space is located next to the property Ensuite and walk-in robe to master Full bathroom on the second floor to service beds two and three Solar light in the main bathroom Built-in robes in all bedrooms 20ml Stone bench top 5 Burner Smeg electric induction cooktop Slimline range hood Bosch dishwasher Chef Stainless steel oven Ample storage in the kitchen Tiles in Kitchen and Bathrooms Brand new carpet in bedrooms and Hallway Combined Living and dining on the ground floor European style laundry Security screen doors front and back of unit Weather shield over back door Fans in all three bedrooms and family/kitchen area Dalkin Deducted reverse cycle air-conditioning and heating Low-maintenance garden Within 2 minutes' drive to SV Coffee & Bakery Within 8 minutes' drive to Westfield Belconnen Within 17 minutes' walk to the University of Canberra Within 15 minutes' drive to Canberra CBD Rates - \$1,753.89 p.a Land Tax - \$2,101.67 Rental Appraisal - \$630 - \$660 per week Strata: \$1779.92 p.a Built: 2016 Lower house: 39.27 m<sup>2</sup> Upper house: 56.28 m<sup>2</sup> Garage: 20.64 m<sup>2</sup> Block: 104 m<sup>2</sup> EER: 6.0 Disclaimer: The above figures are approximate only. The material and information contained within this marketing are for general information purposes only. HIVE Property does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies 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.