

19/41 Lawrenson Circuit, Jacka, ACT 2914

Townhouse For Sale

Thursday, 4 April 2024



19/41 Lawrenson Circuit, Jacka, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 131 m2

Type: Townhouse



Jacob Stanton
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Offers Over \$649,000

Nestled within a charming boutique community of townhouses, The Aspect development sits at the highest point in Jacka, capturing stunning views of Black Mountain and the Brindabella Range. Conveniently located, you'll find yourself just a short stroll away from Amaroo Shopping Centre and Amaroo School, with Gungahlin Town Centre only a quick drive away. Step inside and be welcomed by an inviting open-plan living area, seamlessly connecting a lounge room with understairs storage to a well-appointed kitchen and dining room, perfect for entertaining. A convenient downstairs toilet adds to the comfort for you and your guests. Outside, indulge in private entertaining within a serene garden oasis, complete with established Yucca trees along the fence, creating a lush green wall backdrop for memorable gatherings. Upstairs reveals three generously sized bedrooms, each boasting built-in wardrobes. The main bedroom offers a luxurious ensuite for ultimate privacy and relaxation. Stay comfortable year-round with reverse cycle air conditioners in every room. The single garage provides ample space for your vehicle with internal access, complemented by a long driveway which can comfortably park two additional cars plus plenty of visitor parking within the complex. This townhouse is a true gem waiting to be discovered. Don't miss your chance to experience modern living at its finest in this sought-after location. Contact us today to arrange an inspection and make it yours.

The Lifestyle:

- Amaroo shopping centre & cafes
- Amaroo district playing fields
- Bonner Woolworth & Amaroo Coles supermarkets
- Marketplace Gungahlin
- Variety of local schooling options

The Perks:

- Set within the charming townhouse community of 'Aspect'
- Expansive open-plan living area
- Sunlit north-facing lounge
- Sleek modern kitchen boasting stone benchtops and abundant storage space
- Three generously proportioned bedrooms, all featuring built-in robes
- Private ensuite adjoined to the main bedroom
- Convenient separate laundry and ground floor toilet
- Single car garage with remote control and internal access
- Enjoy two courtyards and an impressive yard space
- Experience year-round comfort with reverse cycle heating and cooling systems throughout
- Just a short stroll to Amaroo Shopping Centre and Amaroo School
- Conveniently located, only an 8-minute drive to Gungahlin Town Centre

The Numbers:

- Total internal living: 111.9m² approx.
- Garage: 19.9m² approx.
- Courtyard: 114.4m²
- Total block size: 246.2m²
- Rates: \$542 p.q approx.
- Strata Levies: \$736.50 p.q approx.
- Build: 2016
- EER: 6 Stars

Explaining the private treaty process: To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.