

# 19B Narrambla Terrace, Lawson, ACT 2617



## Townhouse For Sale

Saturday, 9 December 2023

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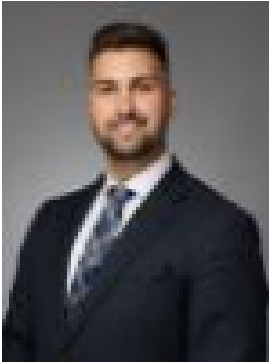
Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 94 m2

Type: Townhouse



James Davis

0262970005

**\$629,000+**

Discover the epitome of contemporary living in this north-facing two-storey townhouse nestled within the boutique Arc Terraces complex. Sunlight floods the open-plan kitchen, dining, and living room, featuring engineered blackbutt herringbone-style parquetry throughout, while plush carpeting adds a touch of luxury to the bedrooms. The modern kitchen, adorned with stainless steel appliances, a gas cooktop, and sleek stone benchtops, becomes the heart of this stylish abode. Glass sliding doors seamlessly connect the living space to a front paved terrace, inviting the outdoors in. The master bedroom, complete with an ensuite and built-in robe, offers a serene retreat. A second bedroom with a built-in robe provides additional comfort. Convenience meets functionality with a powder room downstairs, complimented by a main bathroom and ensuite upstairs. A concealed European laundry ensures practicality without sacrificing style. This townhouse offers restricted access parking with two underground carparks and a storage cage. Stay connected with NBN connectivity and experience year-round comfort through ducted reverse cycle heating and cooling. This modern townhome is strategically located, providing proximity to the University of Canberra, Australian Institute of Sport, Calvary Hospital, Westfield Shopping Centre, Radford College, and the vibrant Belconnen Town Centre. Ease of access to arterial roads and a quick drive to Canberra CBD (9.8km) makes this townhouse an ideal urban sanctuary. Immerse yourself in the charm of boutique living within the Arc Terraces complex, where sophistication meets convenience in every detail.

- North facing contemporary two storey townhouse-
- Spacious and light filled open plan kitchen, dining and living room-
- Modern kitchen with stainless steel appliances, gas cooktop and stone benchtops-
- Glass sliding doors connect living space with front paved terrace-
- Engineered blackbutt herringbone-style parquetry with carpet to bedrooms-
- Master bedroom with ensuite and built in robe-
- Bedrooms 2 with built in robes-
- Powder room downstairs-
- Concealed European-style laundry-
- Two underground carparks plus storage cage with restricted access-
- NBN connected-
- Ducted reverse cycle heating and cooling-
- Proximity to University of Canberra, Australian Institute of Sport, Calvary Hospital, Westfield Shopping Centre, Radford College and the hub of the Belconnen Town Centre-

Convenient access to arterial roads  
Built: 2016 (approx.)  
Living: 94 sqm (approx.)  
Rates: 2,198.80 p/a (approx.)  
Strata Levies: \$2,828.70 p/a (approx.)  
EER: 6.0