

**20/11 Wanderlight Avenue, Lawson, ACT 2617**

**Townhouse For Sale**

Tuesday, 7 May 2024

**seminara**  
 & CO PROPERTIES

20/11 Wanderlight Avenue, Lawson, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 85 m2**

**Type: Townhouse**



Tony Trpeski

0413168733

**\$599,000+**

Experience elevated living in Lawson! This stunning two-storey townhome boasts modern luxury and convenience in every detail. With two spacious bedrooms, two stylish bathrooms, and a convenient single garage, it's the ideal retreat for urban professionals or small families seeking comfort and functionality. Step into the open-plan living area, seamlessly blending style and comfort, perfect for entertaining guests or relaxing after a long day. The well-appointed kitchen is a chef's dream, featuring sleek appliances and ample storage space. Plus, the guest powder room on the lower level adds extra convenience for visitors. Outside, a large enclosed courtyard awaits, providing a private oasis for outdoor gatherings or simply soaking up the sun. Located mere moments from UC, Lake Ginninderra, and the bustling Belconnen shopping precinct, you'll enjoy unparalleled access to amenities, recreation, and entertainment options. Whether you're strolling along the lakefront, exploring nearby parks, or indulging in retail therapy, this prime location offers endless possibilities for leisure and enjoyment. With its contemporary design, pristine condition, and unbeatable location, this townhome offers a lifestyle of comfort and convenience that's second to none.

**HIGHLIGHTS:-** Immaculate presentation - Elevated two storey design- Open plan living area- Ducted reverse cycle air conditioning - Guest powder room downstairs - Single lock garage- Stone tops and stainless steel appliances to kitchen - Seperate laundry cupboard - Enclosed front courtyard - Large balcony to main bedroom- Double glazing throughout - Close to UC, Belconnen Town Centre- Leased until Dec 24 @ \$570p/w

**OUTGOINGS: (per annum)-** General rates \$1,907- Water rates 702- Strata levies \$1,521- Land tax \$2,369 (investors only)