

**25/11 Wanderlight Avenue, Lawson, ACT 2617**

**Sold Townhouse**

Friday, 25 August 2023



25/11 Wanderlight Avenue, Lawson, ACT 2617

**Bedrooms: 3**

**Bathrooms: 3**

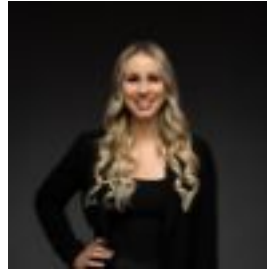
**Parkings: 2**

**Area: 122 m2**

**Type: Townhouse**



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## Contact agent

What you see: The perfect backdrop with views over Black Mountain and Telstra Tower. What we see: Investing in your lifestyle, not just the asset. See more: Positioned on the corner with one adjoining neighbour. Kitchen featuring stone benchtop and ample storage. Appliances include Bosch oven, gas cooktop and dishwasher. Segregated master bedroom includes built-in robe and ensuite. Guest suite includes built-in robe and ensuite. Additional bedroom includes built-in robe and balcony access. Bathrooms feature floor-to-ceiling tiles and wall-mounted vanities. Separate ground floor powder room. Split-system heating and cooling. Single lock-up garage with internal access. Additional car space. Private courtyard and two spacious balconies. Within a 10 minute walk to the local bakery. Within a 16 minute walk to the University of Canberra. Within a 6 minute drive to Belconnen Town Centre. Within a 15 minute drive to Canberra CBD. Total area under roof: 122m<sup>2</sup>. Courtyards: 40m<sup>2</sup>. Balconies: 26m<sup>2</sup>. Built: 2018. EER: 5.5. Rates: \$2,014 p.a. Land tax: \$2,694 p.a. Body corporate: \$1,727 p.a. Rental appraisal: \$630 - \$680 p.w. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim 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.