

**27/1 Rouseabout Street, Lawson, ACT 2617**

**TIMOTHY R<sup>D</sup>**

**Townhouse For Sale**

Thursday, 16 November 2023

27/1 Rouseabout Street, Lawson, ACT 2617

**Bedrooms: 2**

**Bathrooms: 3**

**Parkings: 2**

**Area: 156 m2**

**Type: Townhouse**



Tim McInnes



Annabelle McInnes  
0419144208

## Auction

The road home...Immersed in the tranquillity of stunning parkland, this exceptional townhouse located at the far end of the complex, stands as a paragon of sophistication and practical luxury. With its tri-level layout, the home has been a source of joy and contentment to its resident, offering a lifestyle that harmonises the ease of modern living with the calm of a natural retreat.As you enter, the design's mesmerising influence is immediately evident. The residence boasts a seamless fusion of form and function, with the middle level's adherence to modern design principles evident in every thoughtful detail. An exquisite open-plan living area offers stunning timber look flooring and links with an inviting balcony. The kitchen itself is a chef's dream, featuring a window splashback, stone benchtops, and an assortment of high-end appliances set against ample storage options. This level also offers a separate powder room and European laundry. The home's upper tier is a testament to innovative design. The master bedroom, with its inspiring vistas, features an ensuite, balcony and walk-in wardrobe, offering a luxuriant retreat from the bustling world. The second bedroom, similarly well-appointed, comes with an exclusive view of the Belconnen Precinct from its balcony and access to a modern ensuite and walk-in wardrobe. An additional study alcove provides a serene spot for focus and productivity, marrying the need for a home office with the home's overall aesthetic of understated elegance. The journey continues as you descend to the lower level, where practicality meets potential. Here lies a substantial tandem garage, complete with an extra bathroom—a versatile space that invites imagination for conversion into a multi-purpose room or a dedicated hobby area. This level combines utility with the possibility of personalisation.The outdoor space defies the typical townhouse garden. A rear yard, unparalleled in size and scope for a property of this kind, offers a private expanse for relaxation and socialisation. Underneath the covered entertaining area, you can host, relax, or simply savour the undisturbed view of the reserve, providing a secure and liberating environment for both children and pets to explore.The road ahead...This townhouse's appeal is elevated by its proximity to key urban conveniences. It situates you within a moment's drive from the bustling Westfield Belconnen Shopping Centre, the serene Lake Ginninderra, and The University of Canberra and North Side Hospital. With double glazed windows and ducted heating and cooling, the home promises comfort in every season.Only a short wander from idyllic walking paths, the home is a sanctuary designed for discerning individuals who appreciate the subtleties of a well-placed lifestyle choice. It is a promise of quiet luxury and an invitation to live a life of serene leisure and unmatched accessibility.Quality features include...\* Backing parkland\* Envidable rear corner location within the complex \* Double glazed windows\* Ducted heating and cooling\* Two ensuites, bathroom and powder room\* Kitchen features, gas cook top, feature glass backsplash, stone benchtops\* Elegant timber look flooring to living room\* Study alcove\* Three balconies\* Tandem garage (opportunity to convert a space into multi-purpose room) \* Covered entertaining area\* Expansive rear courtyardUpper Floor: 52.10m2 (approx.)Lower Floor: 52.10m2 (approx.)Ground Floor: 4.40m2 (approx.)Garage & Bathroom: 48.27m2 (approx.)Total: 156.87m2 (approx.)Body corporate: \$531.33 (approx.) p/q