

# 32/41 Lawrenson Circuit, Jacka, ACT 2914

## Sold Unit

Monday, 14 August 2023

32/41 Lawrenson Circuit, Jacka, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 111 m2

Type: Unit



Catherine Halloran  
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Mark Higgs

**\$710,000**

Welcome to this exceptional, entry level three bedroom home - where space meets convenience in an unbeatable location. Step inside and be greeted by a light-filled, open-plan living/dining area, fully tiled for easy cleaning and seamlessly flowing through to a well-appointed kitchen. With its stainless-steel appliances, gas cooking and generous benchtop space, the kitchen also offers a breakfast bar for casual dining & the internal laundry neatly tucked in to the side. There is ducted heating throughout, and a split system AC to the living area to keep things comfortable all year round. The ground floor is thoughtfully designed, even disability friendly, featuring a main bedroom with a built-in robe and convenient two-way access to the main bathroom/ensuite. Upstairs, you'll discover two spacious bedrooms, each with its own built-in robe - plus a shared linen - providing ample storage space. Those working from home will love the addition of the study nook at the top of the stairs for further practicality. Ideally positioned, as the last townhouse on the row, this particular townhouse features a generous wrap-around courtyard - a blank canvas to establish your garden with space for the trampoline or pets or veggie patch. Nestled just minutes away from the vibrant Amaroo Village Shopping Centre and within the coveted Amaroo school catchment, this property is a haven for young families seeking the perfect blend of comfort and accessibility or first home buyers looking to establish themselves with room to grow. No matter which way you look at it, this is an ideal future investment! Don't miss out on the opportunity to make this charming home yours - be first the first to inspect and embrace a lifestyle that combines space, convenience, and endless possibilities. Features:- 111sqm Living (68sqm Downstairs, 43sqm Upstairs)- 3 Bedrooms w/ Built-in Robes (Main Bedroom Downstairs)- 2 Bathrooms- Open Plan Living, Dining & Kitchen - Split System AC + Ducted Heating- Study Nook + Linen Storage Upstairs- NBN Connectivity- Internal Laundry - Large Wrap Around Courtyard- Single Carport + Storage Shed + Allocated Car Space- Easy Walk to Amaroo Shopping Centre, Close to Transport & Short Drive to Gungahlin Marketplace

**KEY FIGURES** Body Corp: \$1089/half yearly (approx.) Rates: \$2164pa (approx.) Rental Estimate: \$560-\$600pw