

34/11 Wanderlight Avenue, Lawson, ACT 2617

Townhouse For Sale

Friday, 2 February 2024

Canberry.

Live Where You Love

34/11 Wanderlight Avenue, Lawson, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Shan Gao
0457038888



Curtis Dong
0449889665

\$599,000+

Situated at the heart of Lawson, this modern 2-bedroom townhouse offers easy living to suit today's busy lifestyle, flexible floorplan spread out over two levels, and is an exceptional opportunity for first home buyer & investor. Downstairs the very functional kitchen with gas cooktop will delight any cook. The adjacent living and dining area open to the front easy maintenance courtyard and filled with natural light making indoor/outdoor entertaining easy. Upstairs, Both the large master bedroom and second bedroom have built-in wardrobes, the master bedroom comes with ensuite and has views over Lawson and Bruce, and the second bedroom comes with its own balcony has exclusive use of the main bathroom. There's plenty of storage throughout the home, reverse cycle air conditioner and the single car garage with auto-opening door and internal access completes the picture. Situated just a short drive away from Belconnen Town Centre, and conveniently close to transport routes, schools, college, public transport, with parks, walking trails at your door step. If you are looking for a fabulous first home or investment home, then look no further than 34 / 11 Wanderlight Avenue. At a glance... - A large and functional open plan living and dining area, perfect for both family time and entertaining- The kitchen is set up with modern stainless-steel appliances and bulk storage on offer, and overlooks the homes living and dining area- Powder room- Master bedroom with ensuite & mirrored robe - Bedroom two with mirrored robe, access to the balcony and serviced by the main bathroom- Floor to ceiling tiles in ensuite & main bathroom- European style laundry - Natural light throughout - Stunning views - Split system air conditioner- single car garage with auto-opening door Love the Location... - Within 3 minutes' walk to University of Canberra- Within 4 minutes' drive to Radford College- Within 5 minutes' drive to Westfield Belconnen- Within 12 minutes' drive to the Canberra City Property details... Lower floor: 59m² (approx..) Upper floor: 47m² (approx..) Balcony: 12m² (approx..) Courtyard: 18m² (approx..) EER 6.0 Strata: \$548.82 p.q. (approx.. both administration and sinking fund included) Land tax: \$629.46 p.q. (approx..) Rates: \$496.83 p.q. (approx..) Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties 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.