

**34/2 Bulletin Street, Lawson, ACT 2617**



**House For Sale**

Tuesday, 7 May 2024

34/2 Bulletin Street, Lawson, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kevin Bi

0411626206

**\$800,000+**

Step into a realm of refined living with this exquisite three-bedroom sanctuary situated within the esteemed Nest Villas, meticulously crafted by TP Dynamics. Designed with elegance and tailored for contemporary lifestyles, this residence embodies sophistication, seamlessly blending opulence, space, and practicality. As you cross the threshold, prepare to be enraptured by this multi-level retreat radiating grandeur. The open-plan design effortlessly connects the lounge, dining, and kitchen areas, creating an inviting space perfect for unwinding or entertaining. Sunlight floods every corner, accentuating the vastness and enduring charm of the interior. Step outside to discover a sun-kissed courtyard, a tranquil haven awaiting your personal touch. Whether hosting intimate gatherings, nurturing a verdant garden, or simply basking in the sun's warmth, this expansive courtyard invites endless possibilities. Adding a dash of convenience, a double side-by-side garage with internal access seamlessly merges functionality with elegance. Venture upstairs to find two generously proportioned bedrooms complete with meticulously designed built-in wardrobes, offering ample storage while maintaining an uncluttered ambiance. The epitome of luxury awaits in the master bedroom—a lavish retreat boasting a walk-in robe and deluxe ensuite, promising nights of serenity and mornings of refinement. Nestled in Lawson, a highly coveted neighbourhood, this residence offers the perfect blend of urban convenience and suburban tranquillity. Immerse yourself in a vibrant community surrounded by amenities such as schools, parks, walking trails, AIS, Belconnen Precinct, and more, enriching your daily living experience.

**Key Features:**

- North-facing aspect floods the home with sunlight
- Wide frontage enhances the home's appeal
- Video intercom system ensures added security
- Private side-by-side garage in basement with internal access
- Three generously sized bedrooms
- Two bathrooms plus powder room downstairs
- Expansive courtyard for outdoor enjoyment
- High-end Miele appliances and gas cooking
- Soaring high ceilings create an airy ambiance
- Double glazing enhances energy efficiency
- Brand new timber flooring and plush carpeting throughout
- Convenient proximity to University of Canberra, Belconnen Town Centre, and Kaleen Shops

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