

**36/1 Nevertire Street, Lawson, ACT 2617**



**Townhouse For Sale**

Friday, 29 March 2024

36/1 Nevertire Street, Lawson, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Offers Over \$740,000

This home does not disappoint! Working from the top down, on level three you'll find the large main bedroom and ensuite, private and secluded from the rest of the house if you just need a moment or two to yourself or an additional place perfect to put on rent in rainy days. It also offers two sets of sliding mirrored robes. Bedrooms 2 & 3 are located on level two & share the main bathroom positioned in the middle, meaning there are no sharing of walls, again an important privacy consideration. All bedrooms have their own separate electric reverse cycle units to keep you comfortable all year round. On level one you'll find the kitchen which boasts enough bench and cupboard space to minimise clutter and comes equipped with stainless steel appliances making cooking and cleaning up a breeze. Also on level 1 you'll also find the lounge area with ample space to fit large furniture items. Separated by the kitchen, the meals area has easy access to the rear yard where you will find a fig tree, grass & gate access to the back, making it easy for guests to come & go making it convenient for you to access to your equipped gym - a rare feature for townhouses in this area. A tandem garage is situated on the ground floor and while you can easily park two cars inside, you may decide to opt for keeping the second car on the driveway (third allocated car space) outside and using the space at the back of the garage as an additional living area like a rumpus, media or workshop room. On top of all this, the property is located in very close proximity to the Belconnen Town Centre including Westfield and the Belconnen Fresh Food Markets, which have recently had an impressive upgrade. The University of Canberra and Calvary Hospital are also easily accessed and your fitness routine is sure to include a traverse of the picturesque Lake Ginninderra which also has lots of parks and area's to keep the kids entertained. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be sent to you automatically.

**Features:**

- Three-bedroom, two-bathrooms, 3 toilets
- Split across 3 levels of living, plus a tandem garage on the ground level
- Kitchen has stone benchtops, 2 bowl sink, provision for dishwasher, 4 burner gas cooktop, electric oven, recircling rangehood, space for microwave and fridge, 3 cupboards worth of pantry space, plus multiple cupboards & drawers
- Living area with large window to the west to let in lots of natural light
- Separate meals area off the kitchen, with direct access to the courtyard
- Large main bedroom on top floor, separate from the rest of the home
- Ensuite with large shower, toilet, vanity (with storage drawers & cupboard), heat lamps & window for external ventilation
- Bedrooms 2 & 3 are on level two and share the main bathroom which has a shower, vanity and separate bath plus there is a separate powder room with toilet
- All bedrooms have built in robes
- All bedrooms have separate reverse cycle electric heating & cooling wall units
- Ducted reverse cycle electric heating & cooling in living area
- Double glazed windows throughout
- Tandem remote entry garage, plus one potential car space in front of the garage
- Rear of the garage could even be utilised as multipurpose space
- Laundry area at the rear of the garage
- Separate powder room in the garage
- Spacious courtyard with clothesline, grass patch, fig tree & side gate access
- Hot water system with solar pump
- NBN – FTTP
- The Gateway development has a separate gym room for residents to use

**The Numbers (approx):**

- Living area: 120m<sup>2</sup>
- Courtyard: 36m<sup>2</sup>
- Garage: 38m<sup>2</sup>
- Age: 7 years (built Oct 2017)
- EER (Energy Efficiency Rating): 6 stars
- Strata levies: \$4,465 p.a
- General rates: \$1,341 p.a.
- Land tax (investors only): \$1,541 p.a.
- Rental estimate (unfurnished): \$750/wk
- Strata manager: Vantage Strata
- Number of units: 75
- Units plan number: 4380
- Balance of the administrative and sinking fund: \$273,000

**To Help Buyers**

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor pre-allocated to provide all prospective buyers a FREE contract review and section 17 if required
- All offers are confidential & will not be disclosed to other buyers for privacy purposes.
- A 5% deposit is acceptable upon exchange of contracts