

36 Toorale Terrace, Lawson, ACT 2617

LUTON

Sold Unit

Sunday, 13 August 2023

36 Toorale Terrace, Lawson, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Adrian Giampietro
0261763420



Antonio Trajkoski
0405233828

Contact agent

Situated on an elevated street/corner block, with a spacious, private courtyard this two-storey home offers quality finishes and stunning sunset views from its multiple outdoor spaces. Located opposite open parkland and green space - this is a unique townhouse that will appeal to those looking for their first home or invest in a quality location. Entering the home via either the courtyard or garage, you are greeted by a sunken lounge, separate from the kitchen and dining. A balcony and a guest powder room occupy the lower level of the home. The open-plan kitchen and dining flowing out to the balcony, providing an ease between indoors and outdoors, of course, with those same peaceful views. Upstairs you will find the two bedrooms with built-in wardrobes and balcony access through from both bedrooms, and a two-way bathroom. Located within a short distance to the University of Canberra, ovals, Lake Ginninderra, hospitals, University of Canberra, Westfield Belconnen, Kaleen Shops all close by and a 15 minute cruise to the City. Call Adrian for more information - 0449 559 225. Features:- Low Body Corporate - Energy efficient, low bills!- Secure, oversized lock up garage with internal access- 5.4kW solar, with 18 panels - Separate living areas- Three balconies plus large, private courtyards- End of the complex, with great views- Opposite open space parkland- Tiled living & wet areas- Bedrooms with timber floors & built-in wardrobes - Split system heating and cooling- Double glazed windows and doors- Quality finishes & stainless steel appliances- Electric cooking- 40mm Caesar stone bench tops- Soft close cabinetry- Breakfast bar- Toilet downstairs for guests- Two-way bathroom upstairs- Balconies off both bedrooms- Ample parking at rear and front of complex- Living area: 104m2(approx.)- Garage: 29m2 (approx.)- Courtyards total: 92m2- Body Corporate (including sinking fund): \$359.54 per quarter- Rates: \$511 per quarter- Rental Appraisal: \$550- \$600 per week