

37/1 Nevertire Street, Lawson, ACT 2617

Sold Townhouse

Monday, 14 August 2023

Canberry.

Live Where You Love

37/1 Nevertire Street, Lawson, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 158 m2

Type: Townhouse



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\$770,000

With stylish light filled interiors and contemporary finishes, this residence offers an easy care lifestyle set over multiple levels. Perfect for the astute investor, couple or young family, Ideal for those looking for convenient modern living close to all of the modern shopping, playing and dining amenities in the newly established suburb of Lawson. This four levels townhouse consists of three bedrooms, two showers plus 4 toilets and features a stylish modern kitchen, open plan living, complete with a separate tandem garage and storage. Offering high quality interiors, other features include: well-equipped kitchen with SMEG stainless steel gas cooktop, range hood oven and coffee machine. Dishwasher, microwave, soft-close draws, stone benchtops, split system air conditioning in the living and every bedrooms, fully tiled bathrooms, plenty of under stair and basement storage, double glazed windows, neutral interior décor, private courtyard and green atrium all designed to capture the natural light. Ideal for those who value a laidback lifestyle and easy living, this property offers an attractive, comfortable space to come home to at the end of the working day. A private courtyard provide a quiet green space, while also allowing for optimum light to filter throughout. Peaceful and safe complex included facilities such as BBQ area and GYM room. Situated in the promising precinct of Lawson, opposite the University of Canberra, within walking distance of bus stops, local parks, the medical centre, close to schools and just five minutes' drive to Belconnen Westfield Shopping Centre, plus only 13 minutes from the CBD, this property is superbly positioned. Buyers seeking the perfect urban lifestyle, with modern design features and in a prime location, MUST inspect. Property features* 3 bedrooms, 2 bathrooms + 2 extra toilets* Open plan living separated by kitchen in the middle, Stylish on-trend kitchen; top quality appliances* Floor to ceiling tiled bathrooms* Split system AC in living and every bedrooms* Double glazed windows & sliding doors* High ceiling 2.70m throughout* Pet-friendly complex include BBQ area & GYM* Communal alfresco entertaining areas* 2 car accommodation (Tandem) + storage* Walk to Uni, bus, parks, medical centre* Just 5 mins Westfield, 13 mins to Canberra CBD, outstanding location* Residence: 120m² Living + 38m² garage* Courtyard: 36m²* Built: 2017* Rates: \$467.00 p.q. approx* Body corporate: \$922 p.q. approx Inc sinking fund* EER: 6.0