

38 Narrambla Terrace, Lawson, ACT 2617

EN VOGUE

Townhouse For Sale

Tuesday, 14 May 2024

38 Narrambla Terrace, Lawson, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$750,000 +

New to the sales market is this beautifully presented 3 bedroom 2 bathroom multi level Townhouse located in sought after Lawson. If you have been looking for a spacious well designed property then look no further as the floorplan in place has been designed to anticipate your every need. An immediate impression of style and luxury as soon as you enter with a superbly appointed kitchen which has gas cooking and stainless steel appliances. Great cupboard space and stone benchtops. A fantastic space to cook and create. The open plan living and dining is a wonderful area to enjoy and opens to the large balcony with a North facing outlook. Timber floors flow throughout and ducted heating and cooling will keep you comfortable all year round. Bedroom 3 is located opposite entry and has mirrored built in robes with the laundry plus 3rd toilet powder room adjacent to it and completes the main area. The top floor consists of the master bedroom with mirrored built in robes and ensuite. The second bedroom is a great size and has mirrored built in robes as well. The main bathroom is spacious and has the shower over the bath and floor to ceiling tiles. The basement has internal access to the large garage area with remote door and plenty of space to put in some extra storage if required. Opens to the second covered car space which is an added bonus and completes this amazing Townhouse. The location is ideal within walking distance to University of Canberra and local nature reserves and parks. 5 minute drive to Westfield's Belconnen and Calvary hospital. Kaleen shops nearby and several schools in the area to choose from. Your forever home awaits and the search is now over with a quality Townhouse that has nothing to do but move in and enjoy. Offering an exceptional lifestyle with generous spaces. A home that just feels good to be inside. Do not miss this one! Other features to note :- Ducted heating and cooling- Double glazed windows- Quality fixtures and fittings- NBN installed- North facing living area and balcony- Situated over 3 levels- Built 2017- Internal living 115m²- Balcony = 14m²- Garage = 32m²- Car space = 21m²- Total = 182m²- Body Corporate = \$4,292.00 per year approx- Rates = \$2,288.00 per year approx- Land tax = \$2,936.00 per year approx (Investor Only)- Rental estimate = \$600 - \$625.00 per week Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.