

# 4/1 Rouseabout Street, Lawson, ACT 2617

home by holly

## Townhouse For Sale

Friday, 19 April 2024

4/1 Rouseabout Street, Lawson, ACT 2617

**Bedrooms: 3**

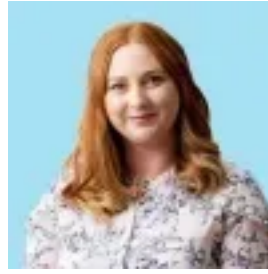
**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Holly Komorowski  
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Tenille Paul  
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**\$730,000 +**

The honest contemporary design of this three-bedroom townhouse has resulted in a home of elegant sophistication and simplicity. Modern decorative materials and palette are used consistently throughout - fresh white, timber floorboards and soft carpets - resulting in a felt experience of tranquillity. A spacious floorplan, across two layers allows for an ease of living, separation and connection - making the home adaptable to social gatherings and intimate family time. The open living, dining, kitchen flows to the North facing courtyard, the perfect spot for a cup of tea. The home is nestled among buildings of similar form on the edge of a green expanse, a view that won't be built out. The open plan kitchen, living, dining, features full height glazing that flows to outside, enhancing the connection with the adjacent landscape, drawing in natural light. The luxe kitchen offers banks of storage, stone bench tops, gas cooktop and spacious butler's pantry. The intimate spaces on the upper level exude a sequestered calm. The master bedroom with walk-through robe and ensuite, enjoys views to gum tree and mountain ranges. The elevation provides a sense of escape from the outside world. Two additional bedrooms to the rear of the upper level have built-in robes and access a generous balcony. A sunny, easy-care courtyard provides a wonderful space to enjoy a quiet coffee in the mornings, listening to the birdsong. A gate provides direct access to the expansive green space beyond. Lawson is a sought-after enclave surrounded by Henry Lawson Reservoir Hill. Extending a vibrant community spirit, it is home to SV Coffee and Bakery, run out of the barrister's home - a famous local gathering spot. Whisper close to the inner-north and the CBD the home is also amenable to the Belconnen precinct, the UC and Lake Ginninderra. Features..generous townhouse in excellent location.directly opposite greenspace.open-plan living and dining with high ceilings and double glazed windows.powder room on ground floor.excellent storage throughout.luxe kitchen with stone benchtops, good storage, gas cooktop, Asko stainless steel appliances, dishwasher and butlers pantry.master bedroom with walk-through robe, ensuite and balcony, looks directly onto open green space.bedroom two and three with built-in robes and access to rear balcony.second bathroom on upper level with floor to ceiling tiles.ducted reverse cycle heating and cooling.sunny courtyard .internal access to good size double garage with automatic doors.laundry in garageFINE DETAILS (all approximate): EER: 6.0Living size: 121 m2 Body corporate: \$614.78 pq (approx.).Land rates: \$552.00 pq (approx.).Year built: 2016 Number of units in complex: 33 unitsRental opinion \$650 - \$695 per week