

4 Swagman Street, Lawson, ACT 2617



House For Sale

Friday, 3 November 2023

4 Swagman Street, Lawson, ACT 2617

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 450 m2

Type: House



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AUCTION

Situated in one of the fastest growing suburbs of Canberra, this beautifully designed and presented family home in Lawson offers the ultimate in lifestyle and livability. From the moment you enter the home you immediately feel a sense of elegance with the ultra high ceilings, beautiful bamboo timber flooring and overall grand amount space throughout the home. Set over two levels, you are gifted with multiple living areas in the home with the ground level having an initial lounge space just off the entry perfect for guests and relaxing, followed by the large laundry with great storage and stone bench top. Nicely finished powder room with floor to ceiling tiling compliments the entry area. Through to the heart of the home, you have a huge open plan family/lounge space which flows nicely to the continued open plan designed kitchen and dedicated dining space. The kitchen is equipped with an oversized 3m stone island bench top with under-mounted sink and great storage. 6 burner gas cook top, electric oven, canopy rangehood and handy butlers pantry with additional double sink and ample storage. The ground floor also features the multi purpose bedroom + living space which has the ability to be utilised as a fully functional separate room with private access, large bedroom with BIRs, kitchenette, bathroom and lounge area. AirBnB potential or simply a perfect option for young adults or parents. Up the architecturally designed stairs, you have another handy living/lounge space and kitchenette which gives the upstairs level a complete offering of liveability. The living/lounge space has access to the sun-drenched North/East facing balcony perfect for all day sun and relaxing. This level features the three remaining bedrooms, additional large study room and two bathrooms. The bedrooms all have BIRs and the master bedroom having a tucked away large walk-through-robe into the beautifully finished and privacy focused ensuite. The main bathroom for the level is beautifully finished with large bath, floor to ceiling tile and oversized shower. The backyard is also a strong feature of the home with its supreme privacy, low maintenance artificial grass, family fun veggie garden beds and sun-drenched timber deck area primed for the upcoming summer time! * High demand + growth location (Lawson) * Unique design and offering with multiple living spaces across two levels * Ultra high ceilings * 450sqm Block / 318sqm Total Internal Living * North/East facing aspect * Built in 2016 * Beautiful Bamboo flooring throughout * Open plan kitchen equipped with 3m stone island benchtop, under-mounted sink, gas cook top, oven, dishwasher, canopy rangehood and handy butlers pantry with sink and great storage * Dedicated dining area with gorgeous West facing natural light * Four great sized bedrooms all with BIRs and walk-through-robe in master bedroom * Ground level bedroom utilised previously as AirBnB with private access, fully functional kitchenette, living space and bathroom * Additional kitchenette in living space on upper level * Ducted reverse cycle heated and cooling * Large windows and sliding doors for natural lighting throughout the year * Pre-installed speakers to the ceiling in the main living room to maximise your entertainment * 24/7 security camera streaming (without power or Wi-Fi access) * Great backyard set up with entertainment decking area, artificial grass, veggie gardens, vast amounts of space to utilise and secure stylish fencing and gates * 13 KW solar panel * Large double car garage with internal access * Great location being in catchment areas for top schooling options, minutes from Westfield Belconnen, local shops, cafes and transport Rates: \$3,605pa (approx.) UCV: \$642,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.