

45/88 Narrambla Terrace, Lawson, ACT 2617

Townhouse For Sale

Thursday, 30 November 2023

independent
PROPERTY GROUP

45/88 Narrambla Terrace, Lawson, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 94 m2

Type: Townhouse



Jonathan Charles



Robert Burns
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Offers Over \$595,000

In a lovely area surrounded by other modern homes, this townhouse boasts two bedrooms with ensuites for flexibility and convenience. This home offers an open plan living area and kitchen with 2.7m high ceilings, a breakfast bar and plenty of storage. A powder room on the ground floor and internal access to the garage with electric door and storage cupboards on each level adds to the convenience of this home. The living room opens to the paved alfresco area which connects to flat grass down the side of the home, perfect for pets or children to run around in. Uptairs, both bedrooms feature their own modern ensuite with detachable shower heads and built in robes, with one also opening onto a large balcony. Great schooling options are on offer for all ages, with the University of Canberra just a kilometre away, and Maribyrnong Primary, Kaleen High and Lake Ginninderra close by too. Shopping and transport is made easy with Belconnen Mall nearby, as well as Calvary Private Hospital. Don't miss the opportunity to see this one for yourself! Features:- Two bedrooms with ensuites and built-in wardrobes- Open plan kitchen/dining- European laundry - Bosch 4 burner gas stove- Open plan kitchen with breakfast bar- Powder room on ground level- Alfresco area and flat grass for children or pets- Oversized balcony - Internal access to single garage with automatic door- Close to Belconnen Mall- Fantastic schooling options nearby Figures:- Living: 94m²- Balcony: 12m²- Block size: 121m²- Rates: \$1,960 p.a. approx.- Strata: \$2,300 p.a. approx.