

# 46 Narrambla Terrace, Lawson, ACT 2617

## Townhouse For Sale

Tuesday, 12 March 2024

46 Narrambla Terrace, Lawson, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 115 m2**

**Type: Townhouse**



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**\$759,000+**

Discover the perfect blend of comfort and convenience in this charming property nestled in the heart of Lawson. Comfortable Living: Step inside to find spacious interiors featured with warm timber flooring designed for modern living. Relax and unwind in the cozy living spaces perfect for quality time with family and friends. Modern Kitchen: Whip up delicious meals in the sleek and stylish kitchen equipped with top-of-the-line BOSCH appliances and ample storage space. Thoughtful layout: Retreat to the spacious bedrooms each equipped with built in robes, each bedroom closely positioned next to bathrooms for convenience and privacy. Convenient Location: Benefit from the convenience of being close to schools, shops, parks, and transport options, ensuring all your daily needs are met with ease. Outdoor Oasis: Entertain guests or simply soak up the sun in the spacious outdoor area, ideal for alfresco dining and leisurely weekends. Don't miss out on this fantastic opportunity to call 46 Narrambla Terrace your new home sweet home! Contact us today to schedule a viewing and make your dreams a reality. Features:- One garage space and conveniently located car space right in front of the garage- Gas stove - NBN connection - Living area- Ducted Heating and air conditioning Location:- 3 mins walk to bus stop direct to city (R. 31) - 6 mins drive to Giralang Primary School- 7 mins drive to University of Canberra- 5 mins walk to local cafes- EER 5.5- Internal Size 115m<sup>2</sup>, Balcony 14m<sup>2</sup>, Car space 65m<sup>2</sup> - Total 194m<sup>2</sup> - Strata: \$1,073 per quarter Disclaimer: All information provided is deemed reliable but not guaranteed. Prospective buyers should conduct their own due diligence and verify all details independently.