

48/2 Rouseabout Street, Lawson, ACT 2617

STONE

Townhouse For Sale

Monday, 15 January 2024

48/2 Rouseabout Street, Lawson, ACT 2617

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Area: 146 m²

Type: Townhouse



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Contact Agent

Welcome to this immaculate and spacious three-bedroom, three-bathroom townhouse positioned in the highly sought-after location of Lawson. With a cleverly designed floor plan, this home boasts abundant natural light and a seamless flow between indoor and outdoor spaces. The modern kitchen features a gas cooktop, electric oven and a dishwasher, making meal preparation a breeze. The open living and dining area creates the perfect setting for relaxation and entertaining. Stay comfortable year-round with ducted heating and cooling throughout, as well as a split system in the living area. All three bedrooms come with built-in robes, and the master bedroom opens to a lovely balcony. Enjoy the ease of maintenance with a courtyard off the living area and a tandem garage with additional storage space. Conveniently located near Westfield Belconnen Shopping Centre, Calvary Hospital, Radford College, nature reserve, local shops, restaurants, and cafes, this townhouse offers a wonderful lifestyle for executives or young families. With a 6-star energy rating, this property represents a smart and sustainable choice. Vacant and ready to move straight in. Contemporary, three-bedroom, three-bathroom home with low body corporate fees. Kitchen appliances include a gas cooktop, electric oven, rangehood and dishwasher. Ample storage space in the kitchen, including a pantry cupboard plus designated microwave space and stone benchtops. All bedrooms with large mirrored built-in robes. Three bathrooms in total, two ensuites and one bathroom with separate bath tub and shower. Open plan living area with living and dining options. Built-in study nook with storage shelves. Ducted reverse cycle heating and cooling throughout. Reverse cycle heating and cooling in the living room. NBN, Fibre to the Premises. Video intercom. LED downlights throughout. Large garage with space for two cars plus remote and internal access. Storage area at the rear of the garage, could be used as a gym or multi-purpose area. Allocated car space at the front of the property. Courtyard off the living area with gate access leading out to the complex. Balcony off bedroom two with great views and gas connection for BBQ. Built in 2016 by Art Group. Very close to the Belconnen Town Centre. A short distance to Maribyrnong Primary School, Kaleen High School, Radford College, University of Canberra & Lake Ginninderra College. Living size 103.35sqm, approx. Garage size 43.20sqm, approx. Total size (Including living and garage/storage) 146.55sqm, approx. Balcony size 12.81sqm, approx. Body corporate \$1899.60 per year. Rates \$1968.62 per year, approx. Land tax \$2434.22 per year, approx. Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.