

**54/2 Rouseabout Street, Lawson, ACT 2617**

home by holly

**Sold Townhouse**

Thursday, 12 October 2023

54/2 Rouseabout Street, Lawson, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Sally Strang + Ash Costello  
0491850701



Ash Costello  
0491850701

**\$550,000**

#soldbysally #soldbyash \$550,000 The term 'rouseabout' conjures images of freedom, iconic yarns and the romance of the Australian bush. This contemporary home offers up all the convenience of easy-care and cost effective modern living, while being immersed in nature. Surrounded by open paddocks, bushland reserves and curated green spaces the home is a balancing act of urbane amenity and peaceful bushland trails. Rouseabout Street is home to the neat rows of terraced townhouses within the boutique development known as 'Bellsview.' A stunning combo of brick, glass, timber and artful iron cutaways, create a contemporary organic feel that nods to the stunning natural surrounds. Sandstone blocks frame garden beds and high courtyard walls privatise and enclose. Gorgeous communal gardens, including a barbecue area, foster community and encourage relaxed outdoor togetherness. Within the crisp white palette is juxtaposed dramatically against soft charcoal carpet and pops of warm timber. An open plan kitchen, living, dining occupies the ground level, drifting to landscaped courtyard, blurring the boundary between inside and out. The kitchen is all light and bright with large format white floor tiling marrying with banks of white cabinetry and smooth stone benchtops. Complementary timber adds warmth and texture, welcoming nature indoors. Luxury stainless steel appliances make family meals and entertaining easy, the whole open space curated for maximal sociability. Upstairs is given over to the intimate sleeping zones, with two generous bedrooms adjoining sleek modern bathrooms. Both rooms have built-in-robos for seamless storage and enjoy elevated views out across the peaceable natural landscape. 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 barrista's home - a famous local gathering spot. It is an easy stroll to multiple parks and green areas on the shores of Lake Ginninderra. The home is also whisper close to the vast green spaces of Reservoir Hill and just a few steps the play equipment of Bellbird Loop Playground. All the exciting cafes, restaurants and shops of the Belconnen precinct are just moments away. Whisper close to the inner-north and the CBD the home is also amenable to the UC, AIS, GIO Stadium and Calvary Hospital. features..beautiful easy-care two-bedroom, two-bathroom modern townhouse in peaceful Lawson. part of the boutique 'Bellsview' development. open plan living, dining, kitchen flowing to private sunlit courtyard. modern kitchen with stone benchtops, new Westinghouse appliances, crisp white cabinetry and pops of warm timber. two bedrooms with built-in-robos. master bedroom with ensuite bathroom. second bedroom connecting to two way bathroom. ducted reverse cycle air conditioning. instant gas hot water. single allocated car space at front door. attractive communal garden with open barbecue space. close to parks, playgrounds and reserves. handy to the bustling Belconnen precinct, the UC, GIO stadium, AIS, University of Canberra Repatriation Hospital and Lake Ginninderra. 15 minutes to the CBD by car. EER: 6 Living size: 81m<sup>2</sup> living (approx.) Land rates: \$1898 per annum (approx.) Body corporate: \$1302 per annum (approx.) Rental appraisal: \$560 - \$580 per week (approx.) The information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.