

54 Narrambla Terrace, Lawson, ACT 2617

Sold Townhouse

Monday, 14 August 2023



54 Narrambla Terrace, Lawson, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 124 m2

Type: Townhouse



Will Honey
0261741282



Obi Shadmaan
0423980763

\$775,000

Looking for a spacious and stylish townhouse in the sought-after suburb of Lawson? Look no further than this stunning 3 bedroom, 2 bathroom townhouse featuring tri-level living in an unbeatable location. From the moment you step inside, you'll be impressed by the contemporary design and high-quality finishes throughout. The open-plan living and dining area is perfect for entertaining, with plenty of natural light coming from the accessible balcony. The modern kitchen featuring stainless steel appliances and ample bench space will be sure to delight the chef within. On the main level you will also find the main bedroom with its own walk-in robe and ensuite. Upstairs, you'll find two more generously-sized bedrooms, all with built-in robes and plush carpeting. Other features of this fantastic property include a second bathroom with a bathtub, a European-style laundry, and a double garage with internal access. And with reverse cycle air conditioning throughout, you'll stay comfortable all year round. Outside, the large balcony is perfect for those who want to enjoy the outdoors without the hassle of a large garden. Positioned within walking distance to parks, local nature reserves and the University of Canberra, as well as a short drive to Westfield Belconnen or Kaleen's thriving shopping precinct. This value packed property is highly convenient and is perfect for young families, working professionals and investors alike.

The Perks:

- 3 bed, 2 bath, 2 car design
- Kitchen equipped with stylish stone benchtops, Bosch appliances including gas cooktop, electric oven, rangehood and dishwasher
- North-facing, open plan living, meals and kitchen
- Large outdoor balcony overlooking private complex
- Three oversized bedrooms with ample built-in storage space
- Segregated master bedroom with walk-in wardrobe and private ensuite
- Enormous double garage with abundance of functional storage space
- European-style laundry
- Double glazed windows
- Ducted reverse cycle air-conditioning
- Walking distance to parks, local nature reserves and the University of Canberra
- Short drive to Westfield Belconnen and Kaleen's thriving shopping precinct

The Numbers:

- Living space: 124m²
- Garage: 45m²
- Body corporate: \$3,724 per annum (approx)
- Rates: \$2,272
- Land tax (investors only): \$2,896
- EER: 6 stars