

59/23 Wanderlight Avenue, Lawson, ACT 2617

TIMOTHY R^D

Townhouse For Sale

Tuesday, 14 May 2024

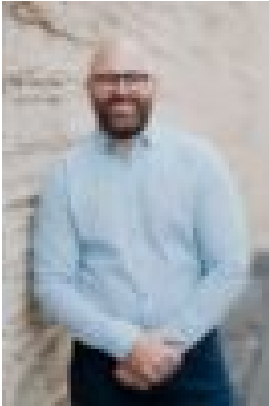
59/23 Wanderlight Avenue, Lawson, ACT 2617

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Type: Townhouse



Tim McInnes
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Annabelle McInnes
0419144208

Auction

The road home...Nestled in the highly desired suburb of Lawson, this architecturally distinguished townhouse stands as a paragon of design and luxury, offering refined living with unobstructed street access at the forefront of an exclusive complex. Adjacent to a tranquil reserve, this residence commands a position of both prominence and privacy, making it a rare find in the Belconnen district. Upon entering from the street, one is immediately enveloped in the elegance of the lush, private courtyard. This enchanting space is not merely an introduction but a declaration of the serene and opulent lifestyle that awaits within. It frames a picturesque view of Canberra's iconic Telstra Tower, infusing urban sophistication with the tranquillity of nature. The heart of this home is the north-facing, open-plan living area, a meticulously designed space that harmonises an incredible finish with functional beauty. The living area extends into a culinary haven, where a state-of-the-art kitchen boasts extensive Miele appliances, generous benchtops, and superior storage solutions, tailored to please the most discerning chef. The dedicated meals area offers a serene outlook onto the beautiful garden, while the sitting area is enhanced by custom-built cabinetry and an effortless flow into the alfresco entertaining area, establishing an environment perfect for both relaxation and hosting. The master suite on the entrance level is a testament to luxury, with sophisticated drapery, ample built-in robes, and an ensuite bathed in elegance. A chic powder room serves the dual purpose of convenience and style. Ascending to the upper echelons of the home, the secondary bedrooms reveal themselves as bastions of privacy and comfort, each with a dedicated bathroom or ensuite. The third bedroom includes a Juliet balcony, presenting enchanting vistas towards the reserve—a perfect backdrop for reflection or inspiration. The lower level of the residence cleverly integrates a tandem garage, currently purposed as a gym and play area, alongside strategic under-stair storage, enhancing the functionality of this sophisticated home. Two additional car spaces located directly in front of the garage will also impress. The road ahead...The pièce de résistance is undoubtedly the expansive courtyard. Shielded by an automatic retractable awning, this space is both a visual and sensory delight, featuring elegant paving and a garden that captures the essence of refined outdoor living. This extraordinary home is positioned just moments from prestigious institutions and local amenities, offering a lifestyle of unmatched convenience and grandeur. Indulge in the unparalleled luxury and serene beauty of this exceptional Lawson townhouse, a true sanctuary for those who seek the ultimate in sophisticated urban living. Quality features include...- Backing reserve- Landscaped gardens - Watson Aluxor Sundream conservatory retractable awning- Natural gas BBQ bayonet- Tandem garage, plus two off-street parking spaces- Remote garage door- Double glazed windows- UPVC double glazed front door, with digital keyless lock- Miele appliances- Integrated Plummer fridge with ice maker- Integrated microwave - Miele dishwasher- Induction cooktop- Spotted gum engineered timber flooring- Built in living room cabinetry- Two ensuites and a separate toilet- Modern bathroom with free-standing bath- Ducted reverse cycle air conditioning- Private spacious courtyard garden- Walking distance to the University of Canberra- Close to the Australian Institute of Sport, Bruce Stadium, Belconnen Town Centre and Northside Hospital Rates - \$559.00 per quarter (approx.) Body corporate - \$902.57 per quarter (approx.) Ground level - 66m² (approx.) Upper level - 47m² (approx.) Garage - 61m² (approx.) Courtyard - 80m² (approx.) Two appointed car spaces - 36m² (approx.)