

# 64 Lawrenson Circuit, Jacka, ACT 2914

STONE

## Sold House

Monday, 14 August 2023

64 Lawrenson Circuit, Jacka, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 250 m2

Type: House



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**\$785,000**

Nestled in a serene suburban neighbourhood across from a host of local amenities, this immaculate three-bedroom residence is the perfect first home, downgrade or investment. Upon entry you are instantly greeted with an abundance of natural light, spacious proportions and high quality inclusions. Encompassing a versatile open plan floorplan, this home has three spacious bedrooms, two fully equipped bathrooms, two separate living areas and seamless indoor outdoor flow to an easy care low maintenance yard. Parcelled just moments to Amaroo Shopping Village, multiple schools including Amaroo School and Good Shepherd Primary, Coles, Aldi, pharmacy, vet clinic, and a wide variety of recreational areas including cricket fields, tennis courts, basketball courts, athletics track and more! Features Overview:- North facing to the rear- Single-level floor-plan, free-standing separate title home- Ultra convenient location, minutes stroll to shops, playgrounds, bus stops and schools- NBN connected with FTTP- Age: Year built 2013- EER (Energy Efficiency Rating): 5.0 Stars Sizes (Approx)- Internal Living: 105 sqm- Garage: 20 sqm- Total residence: 125 sqm- Block: 250 sqm Prices- Rates: \$507.50 per quarter- Land Tax (Investors only): \$ per quarter- Conservative rental estimate (unfurnished): \$600 - \$630 per week Inside:- Abundance of natural light - High quality inclusions- Large kitchen with stone bench tops and high quality appliances- Open plan living dining area with seamless flow to outdoor space- Two bathrooms with floor to ceiling tiles, bath to main - Three bedrooms with built in robes, walk in robe to master bedroom- Reverse cycle heating and cooling inverter- Security camera and alarm system Outside:- Low maintenance, easy care private yard- Outdoor garden shed- Gorgeous street appeal Construction Information:- Flooring: Waffle pod concrete slab- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further enquiries.