

**7/15 Wanderlight Avenue, Lawson, ACT 2617**



**Townhouse For Sale**

Tuesday, 11 June 2024

7/15 Wanderlight Avenue, Lawson, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$639,000+**

Set on the highest row at the rear of the Hillside Villas (the closest residential development in Lawson to the University of Canberra) and backing the hilltop reserve you will find this immaculately presented genuine 3 bedroom residence that is built on the end of the building giving further natural light through an extra 6 windows (totalling 10, when other identical floor plans only have a total of 4 natural light sources). Front door entry, oversized 56m<sup>2</sup> Double garage with an integrated laundry and internal access on the ground floor. Open plan light and airy north-facing living area with extra tall double-glazed sliding door access to the rear courtyard with incredible reserve behind. Higher than standard 2.7m ceilings will impress, 20mm stone top with breakfast bar ability, gas cooktop, underbench oven and includes a dishwasher. Bedroom 3 with sliding door robe and a powder room (yes a 3rd toilet) completes the first floor. The top floor consists of Bedroom 2 with an impressive north-facing tiled terrace out to the Hilltop Reserve. The main bathroom supports this room being located next to it. Bedroom 1 has its own ensuite, built-in sliding-door wardrobe and elevated views over the development to Black Mountain Tower and between the two rooms is a huge linen cupboard which provides storage galore. The Owners' Favourite Part: It's a great Townhouse in a super popular suburb, so it's close to the UC, Westfield, and Belconnen City. Features include:- 3 bedroom, 2.5 bathroom tri-level townhouse- Ensuite to the main bedroom- 2 X Split system reverse cycle air conditioners- Modern kitchen with breakfast bar, gas cooktop electric oven and dishwasher- 3rd toilet on first floor- North-facing tiled Terrace off Bedroom 2- Double garage with internal access and remote- Backing Hilltop Reserve- Built on the end of the development (6 more windows, 1 less shared common wall)- Closest residential development in Lawson to the University of Canberra Campus Particulars (all approx.): - Combined Living: 169m<sup>2</sup>- Internal Living: 100m<sup>2</sup>- Garage: 56m<sup>2</sup>- Terrace: 13m<sup>2</sup>- Courtyard: 36m<sup>2</sup>- Built: 2018- General Rates: \$2,132.00 approx. pa- Strata Levies: \$3,122.60 approx. pa CONTRACT TYPE: Private Treaty AVAILABILITY: Vacant Possession