

7/2 Rouseabout Street, Lawson, ACT 2617

hugo.
canberra

Sold Townhouse

Saturday, 23 September 2023

7/2 Rouseabout Street, Lawson, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 116 m²

Type: Townhouse



Hugo Mendez

Contact agent

To organise a private inspection, please contact Hugo Mendez on 0421 349 916 or hugo@hugocanberra.com.au Welcome to this charming townhouse that combines functionality and style seamlessly. With its eye-catching exterior featuring brick and wood look accents, this home exudes a warm and inviting aura. As you step inside, you'll appreciate the open-plan layout, offering flexibility and a sense of space. The lower level boasts beautiful floating floors, creating an elegant ambiance. Plus, there's a convenient separate toilet for guests. Upstairs, you'll find three bedrooms, each with built-in robes for your storage needs, along with an ensuite and a well-appointed bathroom. Throughout the unit, enjoy the comfort of ducted heating and cooling, and the efficiency of LED lighting. The kitchen is well-equipped with a gas cooktop, electric oven, and dishwasher, making daily living a breeze. Roller blinds in bedrooms and sliding doors add privacy and style. With a garage featuring remote access and internal entry, this unit combines practicality and comfort effortlessly. It's undeniably a pleasant and functional place to call home. Leased at \$650 per week until January 2024 to great tenants. Option to keep the tenants in place or occupy yourself in 2024. Immaculate, three-bedroom, two-bathroom home with low body corporate fees. Kitchen appliances include a gas cooktop, electric oven, rangehood and dishwasher. Ample storage space in the kitchen, including a pantry cupboard plus designated microwave space and stone benchtops. Main bedroom with private north facing balcony, walk in robe and separate built in robe, two other bedrooms with built in robes. Neat and tidy ensuite and main bathroom with shower, toilet and storage. Ground floor powder room with toilet. Open plan living area with living and dining options. Ducted reverse cycle heating and cooling throughout. Continuous gas hot water. NBN, Fibre to the Premises. LED downlights throughout. Large garage with remote and internal access. Extra allocated car space located in the complex. Off street parking. Entertaining courtyard great for entertaining and BBQs. Built in 2016 by Art Group. Very close to the Belconnen Town Centre. A short distance to Maribyrnong Primary School, Kaleen High School, Radford College, University of Canberra & Lake Ginninderra College. Living size 95.55sqm, approx. Garage size 20.64sqm, approx. Total size (Including living and garage) 116.19sqm, approx. Body corporate \$1765.00 per year. Rates \$1340.66 per year, approx. Land tax \$1540.43 per year, approx.