

7 Sliprail Street, Lawson, ACT 2617



Sold House

Friday, 11 August 2023

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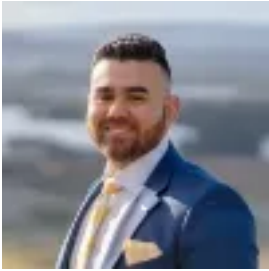
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 249 m2

Type: House



Sebastian Gutierrez
0422184992



Joshua Gutierrez
0431674662

\$842,000

Embrace modern lifestyle living in this spacious 3-bedroom residence built around comfort and practicality. Located within the heart of Lawson, experience the benefits of living just a short walk away from local wetlands, Minutes from Calvary Hospital and local schools. Ideal for any growing family, local residents looking to upgrade, or the astute investor seeking an addition to their portfolio, this property is sure to tick all the right boxes and more. Internally, the layout has been expertly designed to cater to your lifestyle and provides plenty of space to spread out in peace and comfort. The two living areas allow you the option to create a relaxing environment for day-to-day living, as well as an open plan living area for hosting guests. Connecting nicely with the open plan living, the kitchen offers a practical layout to cook all those homemade meals to perfection. The kitchen delivers quality stainless steel appliances, plenty of cupboard and bench space for easy and simple meal preparation. In addition, the breakfast bar also provides extra bench space and is ideal for meals on the go. Well positioned, all 3 bedrooms are well-sized for round year comfort and come complete with sliding wardrobes. The generously sized bathrooms offer you a practical area for everyday usage. The main bedroom is perfectly positioned on the ground level, providing you with a segregated space away from the two remaining bedrooms on the first level. The main bedroom also accommodates a walk-in robe and ensuite. The property also offers you a grand lifestyle with a generous outdoor greenspace for the kids to play. Car accommodation has been well provided with a large single car garage located on the side of the home. A well sized driveway also caters for multiple open car spaces. In this desirable location you'll be spoilt for choice living amongst a plethora of nearby shopping centres such as the popular Belconnen mall, Kaleen plaza and other central facilities. If you have further questions or wish to inspect this stunning home, please feel more than welcome to contact Sebastian Gutierrez on 0422 184 992 or Joshua Gutierrez 0431 674 662. We're more than happy to help you with your journey to find the perfect home. Features include: * Solar hot water * Multiple living areas * Freshly painted * Ducted reverse cycle heating & cooling * Stainless steel kitchen appliances * Stone benchtops * Large main bedroom with walk in robes and ensuite * Generously sized bedrooms with sliding robes * Ensuite * Bathroom including tub * New timber laminate flooring * Under stair storage * Low maintenance garden * Single car automatic garage with internal access * Vacant possession (no tenancy agreements) Key figures: Living area: 119m² Block size: 249m² Rates: \$2,660 p.a (approx.) Land tax: \$3,969 p.a (approx.) (If rented) EER: 5.5