

8/11 Wanderlight Avenue, Lawson, ACT 2617

home by holly

Sold Townhouse

Tuesday, 19 September 2023

8/11 Wanderlight Avenue, Lawson, ACT 2617

Bedrooms: 3

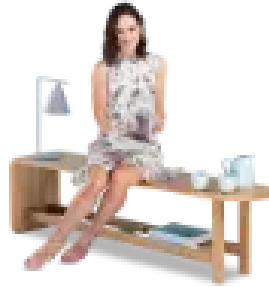
Bathrooms: 2

Parkings: 2

Type: Townhouse



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$720,000

#soldbysally #soldbyash \$720,000 The paired back materiality, soft ingress of natural light, surrounding grassy woodlands, encircling hills, coalesce to gift an all-pervading quality of enveloping serenity. This stunning three-bedroom townhouse is arranged across three levels and is characterised by well-proportioned elegant spaces with banks of glazing capturing stunning vistas. A consistent clean contemporary palette is paired with the natural tones of timber flooring. White walls are washed with light, and a sense of spaciousness lends a holiday feel to the everyday. The ever-popular Lawson is famed for its welcoming community, nearby playgrounds and all surrounding, striking natural beauty. Whisper quiet yet close to the Belconnen precinct, it is a mere 9 minutes to the city by car. The home is aligned with buildings of similar form, all with uniform organic colourway, blending harmoniously with the encircling bushland expanses. A private driveway ushers to a double garage, with internal access. Entry is via a leafy courtyard set with Japanese maples and shaded by the upstairs balcony. The open kitchen, dining, living with its elevated views and large dual windows, welcomes a warming light. Set in one corner, the beautiful kitchen impresses, with its neat banks of white-on-white cabinetry, including a full-height double pantry and sleek stainless-steel appliances, contrasting with warm pops of earthy chestnut. There is an elegant minimalism at work here, combined with an ideal open sociability, creating the perfect arena for easy communion with family and friends. Glass sliders can be flung open to breezes, sunshine... and there is the liberating expanse of reserve, gently sloping green hills, a dotting of regal eucalypts. The master bedroom, generous in size, awash with bushland peace, is truly a refuge. Set with ensuite and walk-in-robe, the room extends all the comforts of home and is a lovely escape, a place to switch off from the demands of the outside world. Completing the thoughtful design are two good size bedrooms amenable to a family bathroom with separate toilet. Both rooms have built-in-robos for seamless storage and capture leafy views. Lawson is a sought-after enclave surrounded by Henry Lawson Reservoir Hill. Extending a vibrant community spirit, it is home to SV Coffee and Bakery, run out of the barrister's home - a famous local gathering spot. The home is nestled within Reserve and handy to the fabulous Bellbird Loop Playground. Whisper close to the inner-north and the CBD the home is also amenable to the bustling Belconnen precinct, the UC and Lake Ginninderra. features. North facing aspect .gorgeous three-bedroom townhouse set across three levels with beautiful views to surrounding bushland. open living, dining, kitchen with timber flooring. rumpus room .study nook .stunning kitchen with stone countertops, ample storage, gas cooktop and Bosch appliances. master bedroom features stunning view across reserve, with built-in-robe, ensuite bathroom and balcony with gorgeous views. bedroom two and three with built-in-robos. family bathroom with separate toilet. linen closet. ducted heating and cooling. powder room .easy care courtyard. double garage with automatic door and storage. excellent location within walking distance to local coffee shop and playground. close to AIS, Calvary, University of Canberra and Belconnen CBD. expected rental estimate \$640 - \$680 per week EER: 5 Living size: 185m2 approx. Land rates: \$541 approx. p/q Body corporate: \$702.88 approx. p/q Land tax: \$702 p/q approx. (only applicable for investment)