

**8/15 Wanderlight Avenue, Lawson, ACT 2617**

**Townhouse For Sale**

Thursday, 4 April 2024



8/15 Wanderlight Avenue, Lawson, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

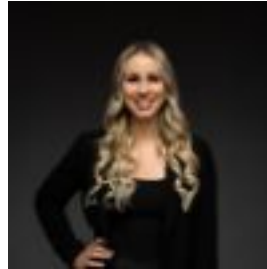
**Parkings: 2**

**Area: 168 m2**

**Type: Townhouse**



Tom Wiggins  
0468771763



Jaimy Butler  
0411957736

**\$640,000+**

What you see: An immaculate family home, in a tightly held community, within walking distance to the University of Canberra and reserve to the rear. What we see: Investing in your lifestyle, not just the asset. See more: Kitchen featuring stone benchtop and ample storage. Appliances include Bosch oven, gas cooktop and dishwasher. Master bedroom includes built-in robe, ensuite and views of Telstra Tower. Guest suite includes built-in robe, direct access to bathroom and balcony. Additional ground floor bedroom includes built-in robe. Bathrooms feature floor-to-ceiling tiles and wall-mounted vanities. Separate ground floor powder room. Ducted heating and cooling. Double-glazed windows and sliding doors. Quality window furnishings throughout. Double lock-up garage with internal access. Private and landscaped courtyard. Within a 10 minute walk to the local bakery. Within a 16 minute walk to the University of Canberra. Within a 6 minute drive to Belconnen Town Centre. Within a 15 minute drive to Canberra CBD. Total under roof area: 156m<sup>2</sup>. Living: 100m<sup>2</sup>. Balcony: 12m<sup>2</sup>. Garage: 56m<sup>2</sup>. Built: 2018. EER: 6.0. Rates: \$2,099 p.a. Land tax: \$2,673 p.a. Body corporate: \$2,997 p.a. Rental appraisal: \$650 - 680 p.w. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim 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 to make further enquiries.