

80/2 Rouseabout Street, Lawson, ACT 2617

Townhouse For Sale

Wednesday, 17 January 2024



80/2 Rouseabout Street, Lawson, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 172 m2

Type: Townhouse



Jonny Warren
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Offers Over \$749,000+

In the heart of the flourishing, secure suburb of Lawson, a three-storey townhouse stands as a testament to the homeowners' journey, from the excitement of purchasing off the plan in 2015 to creating a haven to call home, for their growing family, a year later. Drawn to the suburb by the proximity to family and friends, as well as the allure of local shops, the homeowners embraced this spacious abode as their first home together. The sizeable balcony and deceptively large, three-car garage also played a vital decisive factor, offering both open-air tranquillity and practicality. The top-floor open-plan living space, bathed in natural light, became a sanctuary - a place of laughter, relaxation, and countless shared moments. The kitchen, complete with modern, high-end appliances, ample cabinetry, and a breakfast bar, offers a spacious nook for culinary enthusiasts to create and entertain. Off the main living, a generous undercover terrace, became a cherished spot, flooding the interior with natural light and offering panoramic views of distant mountains - a stage for shared moments and celebrations with good company and refreshments. Situated on the second storey, three bedrooms, each featuring built-in wardrobes, created personalized retreats for the homeowners, with the master bedroom boasting a built-in wardrobe, and walk-through wardrobe to access a private ensuite. The centrality of the main bathroom on the middle floor adds to the convenience and functionality of the layout, whilst ducted reverse cycle heating and cooling ensures year-round comfort for the whole family. Only a stone's throw from the local shops and a short commute from Belconnen and its Westfield retail haven, this dwelling provided a dynamic backdrop for the homeowners' day-to-day life ensuring all necessities and recreational activities were within easy reach. As the couple prepares for the next chapter of their lives with a little one on the way, the decision to part ways with their beloved townhouse reflects a longing for a larger family home, with a bigger backyard for their furry companion. Bidding farewell to this residence may be bittersweet, but it symbolizes the evolution of their family and the anticipation of new beginnings. As this townhouse awaits its next occupants, it stands as a silent witness to a beautiful chapter - a home where love, laughter, and the promise of new beginnings have been woven into its walls.

More Details:- Two-storey townhouse- Three bedrooms ft. built-in wardrobes with mirrored sliding doors- Master bedroom ft. built-in wardrobe, walk-through wardrobe & fully tiled private ensuite- Open plan living, kitchen & dining- Kitchen ft. ample cabinetry, stone benchtop, breakfast bar & stainless-steel double sink- Blanco electric oven, five burner gas cooktop & dishwasher- Instantaneous gas hot water- Daikin ducted reverse cycle heating & cooling- 5.18kW solar panels- Single glazed windows throughout- Mixture of roller blinds & shutters, with fly screening throughout- Fully tiled main bathroom ft. bathtub- Generous undercover terrace off living space on top floor- Spacious, secure three car lock up garage ft. laundry & under stair storage- Backyard off first level ft. clothesline- Short commute to local shops & surrounding suburbs inc. Belconnen Westfield- Approx. Living Size: 114sqm- Approx. Garage Size: 58.47sqm- Approx. Terrace Size: 23.69sqm- Approx. Council Rates: \$1993.57 p/a- Approx. Strata Levies: \$535.26 p/q- Approx. Sinking Admin Fund: \$451.94 p/q- Approx. Rental Return: \$670 - \$700 p/w