

3/55 Jumbuck Crescent, Lawson, ACT, 2617

Apartment For Sale

Wednesday, 16 October 2024



3/55 Jumbuck Crescent, Lawson, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

Discover Luxury Living in Lawson: A Life of Elegance and Comfort Awaits!

This apartment enviably positions in the heart of Canberra's most widely anticipated community of Lawson which is destined to redefine what it means to come home. Set so close to all the modern lifestyle spoils of the Belconnen Town Centre, minutes away from the University of Canberra, CISAC Belconnen, Bruce Hospital, and your choice of restaurants.

Thoughtfully designed with easy and convenient living in mind, the floorplan features light and bright open plan living and kitchen with ample storage and plenty of bench space, quality appliances. The master bedroom has a spacious walk-in robe and an ensuite. The other two bedrooms share the main bathroom.

The spacious courtyard with built-in deck offers you low maintenance and easy care lifestyle, you will absolutely fall in love with all the quality features this apartment has to offer.

Features:

- Two enclosed balconies can be easily transformed into studies
- Modern styling
- Separate air condition systems
- Spacious courtyard
- Master bedroom with WIR & ensuite
- Secure parking for 2 cars
- Minutes away from the University of Canberra, CISAC Belconnen, Bruce Hospital
- Shopping and dining at Belconnen Westfield
- Serene walks and outdoor activities at Lake Ginninderra, and nearby natural parks

Particulars (all approx.):

Home Size 156m² = Internal 90m² + External 66 m²

EER: 6.0

Rates: \$610/quarter

Land Tax: \$825/quarter

Levy: \$737/quarter

Water: \$201/quarter

Lease Potential:

Currently rented at \$690/week until December 9, 2024, return 5.2% (subject to future market conditions)

DISCLAIMER

We have obtained all information provided here from sources we believe to be reliable. However, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects.