

**14 Lawrence Crescent, Kambah, ACT, 2902**

LUTON

**House For Sale**

Thursday, 3 October 2024

14 Lawrence Crescent, Kambah, ACT, 2902

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Martin

0261763448

## Lawrence for a Lifetime

Experience More . . .

Split Level Design | Modern Renovations | Mountain Vista

Set in a phenomenal, elevated position on the high side of Lawrence Crescent, is this highly sought after lifestyle opportunity that many dream of. This home has been designed to take full advantage of the breathtaking Mountain views across the Brindabellas while enjoying the split-level design, charm and character on offer.

The renovations throughout the home have been tastefully completed in modern tones to complement the offering of high ceilings, exposed beams and flood of natural sunlight throughout. Sited on an expansive 988m<sup>2</sup> block with privacy from the street this family home offers exceptional flexibility in the floorplan. There are three bedrooms of accommodation inside the house and an additional fourth bedroom/home office attached to the garage.

Other luxuries of this much-loved family home include PVC double glazed windows throughout, LED lighting, ducted gas heating, landscaped gardens, oversized double garage with mechanics pit and high-pitched roof, and additional off street parking ideal for the caravan or trailer.

Key Features:

4 bed | 2 bath | 2 Garage

Spacious living room with high ceilings, exposed beams and an abundance of natural light

Formal dining area with sliding door access to the rear garden

Renovated kitchen with AEG induction cooktop, glass splash back, dishwasher, plumbing to the fridge and excellent storage options

Segregated main bedroom with ensuite and walk through robe

Two secondary bedrooms that are both generous in size with built in robe to one

Additional fourth bedroom/ home office attached to the garage with separate access

Tastefully renovated family bathroom with separate bath, floor to ceiling tiles and a modern vanity

A large internal laundry with bench top and cupboards

Covered outdoor entertaining area that is the perfect space to host family and friends

Built in brick barbecue in the rear garden

Expansive rear garden with space for children and pets to play

Oversized double garage with high pitched roof, mechanics pit and automatic roller doors

Fantastic PVC double glazed windows and additional insulation in the walls for excellent energy efficiency and comfort

Exceptional location close to schools, shops, public transport and both Athllon Drive and Drakeford Drive leading to Tuggeranong, Woden and Canberra City

Key Information |

Building report: Above Average

Living size : 149 sqm

Garage size : 67 sqm

Block size : 988 sqm

EER: 5

UV: \$557,000

Rates : \$770.25 per quarter

Land Tax (if rented): \$1,300.75 per quarter

Auction | Saturday the 26th of October @ 2:00 pm, On Site

This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late!