

**20/2 Pipeclay Street, Lawson, ACT, 2617**

STONE

**House For Sale**

Friday, 9 August 2024

20/2 Pipeclay Street, Lawson, ACT, 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Hugo Mendez  
0421349916

## **Contemporary two-bedroom townhouse.**

Auction to be held on Saturday 31st August 2024 at 10:30am on site. Offers prior to Auction will be considered.

Experience the epitome of modern living in the coveted suburb of Lawson with this exceptional two-bedroom townhouse at 20/2 Pipeclay Street, tailored for first home buyers and investors alike. This residence offers a unique blend of seclusion and convenience, tucked away in a peaceful development only moments from the vibrant heart of Belconnen.

Boasting an east-facing aspect that ensures morning light floods the two-storey design, each bedroom comes complete with walk-in wardrobes and private ensuite bathrooms, providing a sanctuary of comfort. The main bedroom further impresses with a study nook and an expansive east-facing balcony terrace, perfect for unwinding.

Outside, discover a private west-facing courtyard, ideal for intimate gatherings or a quiet retreat. The convenience of an oversized single car garage with internal access and NBN readiness underscores the thoughtful design of this home.

Situated within close proximity to the shops, schools, and transport options around the Belconnen district, this townhouse represents an excellent opportunity to secure a home in a well-provided location, providing a lifestyle of ease and distinction.

Vacant and ready to move straight in.

Contemporary, two-bedroom, two-bathroom home with low body corporate fees.

Open plan living area with living and dining options.

Kitchen appliances include a gas cooktop, electric oven, rangehood and dishwasher.

Ample storage space in the kitchen, including a pantry cupboard plus designated microwave space and stone benchtops.

Two good sized bedrooms both with ensuite and walk in robe, main bedroom with a built in desk and balcony.

Extra ground floor toilet.

Storage cupboard on the ground floor and linen cupboard on the upper level.

Three x split systems, living room and both bedrooms.

NBN available.

LED down lights throughout.

Single garage with remote and internal access plus off street parking nearby.

Courtyard with tiled and grassed area.

Very close to the Belconnen Town Centre.

A short distance to Maribyrnong Primary School, Kaleen High School, Radford College, University of Canberra & Lake Ginninderra College.

Body corporate \$987.38 per quarter.

Rates \$2,019.63 per quarter, approx.

Land tax \$2,552.92 per quarter, approx.

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