

# 22 Lawrenson Circuit, Jacka, ACT, 2914

## House For Sale

Thursday, 1 August 2024

22 Lawrenson Circuit, Jacka, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

## Contemporary Elegance in Jacka

This modern 4-bedroom, 2-bathroom home is a testament to contemporary living, combining elegance with functionality. Built in 2016 and set on a manageable 450 sqm block, the owner meticulously designed this property to offer a lifestyle of luxury, comfort, and convenience, perfect for families seeking a serene yet connected home.

Stepping inside you are greeted by the warmth of timber flooring that extends through the spacious open-plan living areas. The heart of the home is the expansive kitchen, featuring a central island to gather around, gas cooking and a mirrored splashback. High-quality appliances and a walk-in pantry make this home a chef's delight. The adjoining living and dining areas are perfect for both relaxation and entertainment, with large windows allowing natural light to flood the space. The home is complete with a ducted heating & cooling system throughout, and roller blinds to provide privacy and shade when needed.

The master bedroom is a true retreat, complete with a walk-in robe and ensuite. The additional 3 bedrooms are generously sized, carpeted, and equipped with built-in robes. The main bathroom features a bathtub and a separate toilet, with the laundry and spacious linen cupboard close by for convenience.

Outdoor living is a pleasure with the covered alfresco area, ideal for dining and entertaining. The easy-maintenance garden is perfect for busy families, and the water tank connected to the bathroom promotes sustainable living. The double garage has internal access and there are CrimSafe screens throughout the home for added security.

Situated in the heart of Jacka, this home offers easy access to local schools, shops and public transport. The excellent amenities of Jacka enhance the appeal of this exceptional property, making it an ideal choice for families.

Features of this home include:

- 4 spacious bedrooms with built-in robes
- Master bedroom with walk-in robe, ensuite and fan
- Stylish main bathroom with bathtub and separate toilet
- Expansive kitchen with central island, gas cooking, mirrored splashback, and walk-in pantry
- Timber flooring in living areas and carpet in bedrooms
- Covered outdoor alfresco area for dining
- Easy-maintenance garden with a water tank connected to the bathroom
- CrimSafe screens for added security
- Double garage
- Roller blinds throughout
- NBN connected
- Double glazed windows
- North-facing home with ducted heating & cooling system throughout

Key Figures:

- EER: 5
- Living Area: 173 m<sup>2</sup>
- Garage Area: 42 m<sup>2</sup>
- Block Size: 450 m<sup>2</sup>
- Age: 2016
- Unimproved Value: \$485,000
- Rates: \$640 per quarter (approx.)
- Land Tax (Investor Only): \$990 per quarter (approx.)
- Rental Estimate: \$800 - \$840 per week

Disclaimer: The information contained in this advertisement has been provided by sources we believe are reliable, however, we cannot guarantee its accuracy and recommend any interested parties rely on their own enquiries.