

# 20/4 Lawrenson Circuit, Jacka, ACT 2914

STONE

## Townhouse For Sale

Wednesday, 19 June 2024

20/4 Lawrenson Circuit, Jacka, ACT 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 107 m2

Type: Townhouse



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**\$585,000+**

Step into modern comfort with this inviting home featuring bedrooms both with built-in robes for convenient storage solutions. A well-appointed bathroom enhances daily routines, while the open-plan living and dining areas create a spacious and versatile layout. The kitchen is equipped with ample bench and storage space, catering to culinary needs with ease, and a European-style laundry adds practicality. The property includes a single car garage for secure parking. The large private courtyards at the front and rear provide serene outdoor retreats, perfect for relaxation and hosting gatherings. This home offers a seamless blend of convenience and relaxation in a sought-after location.

**Features**  
Overview:- Single level floorplan- NBN connected with FTTP- Age: 11 years (built in 2013)- Units plan number: 3972- EER (Energy Efficiency Rating): 6.0 Stars Development Information:- Name of development: Park View- Number of buildings in development: 20- Strata management: Whittles Canberra Sizes (Approx)- Internal Living: 81.2 sqm- Garage: 22.6 sqm- Total Residence: 107.8 sqm- Block Size: 225 sqm Prices- Strata Levies: \$462.5 per quarter- Rates: \$437.73 per quarter- Land Tax (Investors only): \$594.25 per quarter- Conservative rental estimate (unfurnished): Previous rented at \$515 Inside:- Bedrooms both with built in robes - Well appointed bathroom - Open plan living and dining - Kitchen with ample bench and storage space - European style laundry - 1x Reverse cycle air conditioning in lounge- Ducted gas heating throughout Outside:- Single oversized garage - Large private courtyards at the front and rear

**Construction Information:-**  
Flooring: Concrete slab- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows

Jacka, in northern Canberra, is a family-friendly suburb with modern amenities and green spaces. It offers various housing options, excellent schools, parks, and recreational facilities. Close to Casey Market Town and Gungahlin Town Centre, residents enjoy diverse retail and dining options. Well-connected by public transport and major roads, Jacka ensures easy commutes. With numerous walking and cycling paths and nearby nature reserves, it's ideal for outdoor enthusiasts. Jacka's community spirit and local events create a welcoming environment.

**Inspections:**We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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