

**22/17 Nevertire Street, Lawson, ACT 2617**



**Townhouse For Sale**

Wednesday, 1 May 2024

22/17 Nevertire Street, Lawson, ACT 2617

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Liah Kang  
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Jamie Zhang  
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**\$759,000+**

Step into a warm and inviting atmosphere the moment you walk through the doors of this beautifully designed home. The spacious living room greets you with its cozy seating and tasteful decor, making it the perfect spot for family gatherings or entertaining friends. Moving further, you'll find a functional and stylish kitchen area, featuring an L-shaped island that's ideal for cooking and socialising. Equipped with modern appliances and ample storage, this kitchen is a cook's dream, allowing for easy meal preparation while enjoying company. The first floor boasts a generously sized master bedroom complete with an en-suite bathroom, offering privacy and convenience. This master suite provides a tranquil retreat for relaxation at any time of day. Upstairs, the thoughtful layout continues with three well-appointed bedrooms - two secondary bedrooms and another master bedroom. This setup is perfect for families, providing comfortable living spaces for children and guests alike. This home not only offers practical living solutions but also ensures a cozy, intimate environment for all. Don't miss out on making this house your new home - where functionality meets charm.

**Features:-**  
Two secure carparks- BOSCH appliances - Reverse cycle air-conditioning- Built-in wardrobes in bedrooms-Walk-in wardrobe in master room- Open plan living and dining area facing the front yard- Code door lock access for enhanced security- Embedded Network services for convenience- Double-glazed window for living and bedrooms- Private Front yard and courtyard- Low maintenance

**Location:-** 1mins walk to bus stop-3mins walk to famous local cafe-2mins drive to University of Canberra-5mins drive to Belconnen Westfield-7mins drive to Dickson shops-7mins drive to Lyneham High School -8mins drive to Dickson College-12mins drive to Australian National University-15mins drive to Canberra Centre

**Property Numbers: (Approx.)** Living: Total 111m<sup>2</sup> Courtyard: Total 41m<sup>2</sup> Balcony: Total 12m<sup>2</sup> Total: 164m<sup>2</sup> EER: 4.5 Rates: \$533.77 per quarter Strata fee: \$1099 per quarter Built: 2018 Rent estimate: \$770-\$810 Please contact Liah or Jamie today for more information or schedule a private inspection.