

# 22/2 Rouseabout Street, Lawson, ACT, 2617

TIMOTHY R<sup>D</sup>

## Townhouse For Sale

Friday, 23 August 2024

22/2 Rouseabout Street, Lawson, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## The perfect balance

### The road home...

Experience the epitome of contemporary living in the vibrant heart of Belconnen, where every convenience is within your reach. Nestled moments from the University of Canberra, Westfield Belconnen, and the Northside Hospital, this exquisite three-bedroom ensuite townhouse offers a harmonious blend of modern design, natural light, and outdoor leisure.

The charming façade, with its inviting street presence, beckons you into a delightful front courtyard—a perfect space for casual gatherings with loved ones. As you step inside, you'll be greeted by an expansive open-plan kitchen and living area, designed to captivate the senses and provide an ideal retreat for relaxation. The sleek, modern kitchen is a culinary haven, encouraging creativity and making meal preparation a joy. The single garage, complete with internal access, includes a laundry and convenient rear access to the home.

Ascend the stairs to discover a luxurious master bedroom retreat, complete with a walk-in robe, a private balcony, and an elegant ensuite. The additional bedrooms are generously proportioned and share a beautifully designed main bathroom, ensuring comfort for all.

### The road ahead...

Situated within a picturesque complex, 22/2 Rouseabout Street, Lawson, offers a lifestyle of ease and accessibility, allowing you to fully embrace the best of Canberra living. This residence is more than just a home—it's a gateway to a life of convenience, luxury, and style.

Inspections are highly recommended.

### Quality features include...

- \* Direct street access
- \* Open-plan living area
- \* Front courtyard
- \* Modern kitchen with gas cook top and glass splash back
- \* Downstairs powder room
- \* Single garage (internal access, automatic roller door)
- \* An allocated parking space for second vehicle
- \* Master bedroom features walk-in robe, balcony and ensuite
- \* Ducted reverse cycle heating and cooling
- \* Rear door with access to driveway
- \* Located close to the University of Canberra, Westfield Belconnen, GIO Stadium, Lake Ginninderra and the Northside Hospital

Upper level 56.28m<sup>2</sup> (appox.)

Lower level - 39.27m<sup>2</sup> (appox.)

Garage - 20.64m<sup>2</sup> (appox.)

Total - 116.19m<sup>2</sup> (appox.)

EER - 6

Built - 2016