

23/11 Wanderlight Avenue, Lawson, ACT, 2617



Townhouse For Sale

Wednesday, 18 September 2024

23/11 Wanderlight Avenue, Lawson, ACT, 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Duncan Macdonald
0402337287

Entry level opportunities don't get much better than this!

Suitably situated on the doorstep of the Belconnen town centre and directly opposite the University of Canberra, this dual level town home combines a simple formula of space, practicality and convenience.

Thoughtfully curated to amplify the lifestyle of its occupants, this well-appointed property delivers an impressive amount of bright, private and spacious living area. At the peak of a cascading flight of stairs you're met with two well-proportioned bedrooms, accompanied by their own respective bathrooms. The master, complete with substantial wardrobe space and a private ensuite, is framed by rolling hill-top views.

Positioned only moments from both the University of Canberra, Belconnen town centre, local schools, shops, parks, eateries, and public transport networks. The lifestyle opportunities that accompany this home appear endless.

Features Include;

- Open plan design to lower level
- Modern, neutral colour scheme throughout
- Stainless steel appliances including a 600mm gas cooktop, 600mm electric oven.
- Ensuite bathroom to main bedroom
- One secure garage park.
- Built in wardrobes and linen cupboards.
- Chic modern design with versatile interiors.
- Reverse cycle heating and cooling.
- 6.6 kW solar system
- Private fenced courtyard.

Particulars (all approx.);

- Internal Living: 82sqm
- Garage: 23sqm
- Front Courtyard: 12sqm
- Council Rates: \$2,077.22 (per annum)
- Body Corporate: \$2,652.64 (per annum)
- Land Tax: \$695.87 (per quarter)

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