

24/1 Rouseabout Street, Lawson, ACT, 2617



Townhouse For Sale

Friday, 27 September 2024

24/1 Rouseabout Street, Lawson, ACT, 2617

Bedrooms: 2

Bathrooms: 3

Parkings: 1

Type: Townhouse

Stunning tri level townhouse with 2 bedrooms and huge multipurpose room each with own bathroom

Stunning tri level versatile townhouse 2 bed + multi purpose room each with a bathroom, backing onto a beautiful nature reserve

This tri-level townhouse enjoys plenty of space and natural light throughout and offers modern palettes of white and grey with timber hybrid flooring.

On the main level, a stylish open plan kitchen is ideally positioned between the living and dining area and boasts stone bench top/breakfast bar area with a double, stainless steel sink, plenty of cupboard space, pendant lighting, stainless steel gas hotplates, under bench oven and dishwasher.

On either side of the kitchen, the lounge room opens onto a sunny balcony and the dining area flows out to a lovely courtyard with access to parkland. On this level, you will also find a powder room and a European laundry.

Upstairs you will find two generous sized bedrooms. Each boast stylish ensuites, walk in robes and balconies.

Downstairs, at the back of the garage, you will find a versatile multi purpose room plus a third bathroom. There's also under stair storage.

For comfort all year round, there's ducted reverse cycle heating and airconditioning.

Car accommodation is a single garage with internal access.

This property is so close to the University of Canberra that you can easily walk there if teaching or studying. Its location makes it an ideal purchase for any astute investor or owner occupier.

Main Features:

- 2 bedrooms each with ensuites
- Multi purpose room and bathroom (off garage)
- Tri level
- Open plan living
- Powder room on living area level

• Lounge

• Meals

Stylish kitchen

- Stone benchtop/Breakfast bar with pendant lighting
- Double sink with flexi tap
- Builtin stainless steel oven
- Gas hot plates
- Dishwasher
- Single auto garage
- Courtyard overlooking park
- Dual shade blinds
- Ducted reverse cycle heating and air conditioning
- Hybrid floorboards

DIMENSIONS

SIZE OF RESIDENCE:??

36.09m²?Ground Level including garage, multi purpose room, under stairs storage and bathroom

47.20m²??Level 1 (including stairs)

47.20m²??Level 2 (including stairs)

94.4m²?

SIZE OF GARAGE:??36.09 m²?

TOTAL SIZE: ???130.49m²?

YEAR BUILT:??2016?

GENERAL RATES:??\$522 per quarter?

LAND TAX (IF RENTED OUT):?\$707 per quarter

STRATA FEES PER QUARTER: ?

\$443 per quarter

\$ 33 per quarter (sinking fund)

\$476 per quarter total (approx.)

BLOCK:??1???

SECTION:??30???

EER:??6 Stars

CURRENT TENANCY DETAILS

TERM??Month to month???

EXPIRES??8 weeks' notice to be given to tenant on exchange

CURRENT RENT??\$610 per week

POTENTIAL RENT?\$610-\$625 per week