

85 Jumbuck Crescent, Lawson, ACT 2617



Townhouse For Sale

Saturday, 29 June 2024

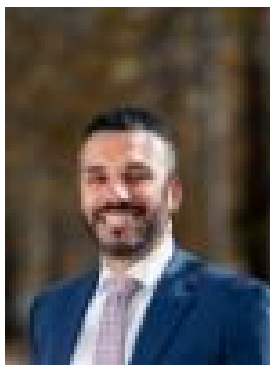
85 Jumbuck Crescent, Lawson, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Vince Pinneri

0408894732

\$719,000+

*** This property will go to auction on Thursday July 25 at 5pm at 2/14 Wales Street, Belconnen, unless sold prior ***If you are looking to start out in style then look no further than this tri level townhouse. Encompassing three levels with elevated views from all angles & across parklands, it reveals an incredible layout offering open-plan interiors with all bedrooms on the top floor, Side by side double lock up garage, and crafted to deliver the ultimate in contemporary living. This modern townhouse is aesthetically striking from all angles and finished to the highest standards. The modern spacious kitchen is the heart of the home, featuring modern cabinetry, stone bench tops and modern appliances overlooking the open plan dining and lounge room which opens out to the balcony, which features views to the reserve land. The top floor offers master bedroom, with built in robes plus ensuite, while all other remaining bedrooms include built in robes. The bathrooms are adorned with floor to ceiling tiling complimenting the sophisticated, simplistic style of modern living. You are only minutes away from Belconnen's most prominent facilities and amenities, including the University of Canberra, Australian Institute of Sport, Canberra Stadium, Canberra Institute of Technology and Belconnen Westfield offering an expanding variety of entertainment options. Key Stats:- Residence: 97m²- Balcony: 7m²- Garage: 37m²- Front courtyard: 33m² - EER - 4.5- Rates - \$602.25 p/q- Land tax - \$911.50 p/q- Body Corporate - \$3,601 p/a- Rates - \$608 p/q- Land Tax - \$768.16 p/q (only applicable if property is used as an investment)- Currently rented at \$650 p/w Additional features:- Spacious light-filled open plan living and dining area- Full-sized designer kitchen features ample storage and stone benchtops with breakfast bar- Gas cooktop, electric oven and dishwasher- Middle level also features a convenient powder room and a split system air conditioner- Increased privacy with living downstairs & bedrooms upstairs- Upstairs, you'll find three generously sized bedrooms- The master bedroom boasts its own ensuite and split system air conditioner- The second and third bedrooms are serviced by the main bathroom- The front yard has been beautifully landscaped to create a low maintenance lifestyle- The double garage- Under stairs storage.