

**90 Wanderlight Avenue, Lawson, ACT, 2617**

STONE

**Townhouse For Sale**

Friday, 27 September 2024

90 Wanderlight Avenue, Lawson, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## ●THE DOOR IS OPEN, WELCOME HOME●

This modern dual-level residence is enveloped in contemporary style, promising the ease of modern living, quality stylish fittings, and an oversized garage with adaptable space. It is ideally located and in close proximity to Belconnen Town Centre, University of Canberra, and Calvary Hospital.

Living: 168sqm

Courtyard: 21sqm

Total: 189sqm

- ☑Sunny north facing aspect
- ☑Convenient open plan design
- ☑Large kitchen quality Bosch appliances, gas cooktop, electric oven, dishwasher and breakfast bar
- ☑Generously sized bedrooms, both with built in robes
- ☑Master bedroom with walk in robe and ensuite
- ☑Main bathroom with bathtub and floor to ceiling tiles
- ☑Laundry with powder room downstairs
- ☑Upstairs landing ideal for an extra living space or study area
- ☑Ducted reverse cycle heating and cooling
- ☑Double garage with remote control roller door and internal access
- ☑Secure courtyard, perfect for pets and children
- ☑Convenient complex with shared BBQ area and visitor parking

Rates: \$1,742.17 per annum (approx.)

Land tax: \$2,380.48 per annum (approx.)

Body corporate: \$4,352.43 per annum (approx.)

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