

4/41 Lawrenson Circuit, Jacka, ACT, 2914



Unit For Sale

Friday, 18 October 2024

4/41 Lawrenson Circuit, Jacka, ACT, 2914

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Josh Yewdall
0430213909

Unique offering in high growth location

Situated in the fast growing suburb of Jacka, this beautifully presented townhome provides a fantastic opportunity to an abundance of buyer types and provides supreme liveability with a lifestyle to match.

Built in 2016, this modernised home is set over two levels with a North facing aspect in a quiet and serene setting. Minutes to local shops, schools and transport, the home breathes long term value and opportunity.

The ground floor level provides an open plan style layout with tiled flooring throughout the living/dining space and flows nicely into the kitchen, European laundry, study nook space and powder room. The kitchen is equipped with stone benchtops, feature tile splashbacks, gas cook top, electric oven, rangehood and dishwasher all designed with great space and a neutral colour palette. Up the stairs takes you to your two great sized bedrooms both with BIRs, nice natural light and both rooms have their own ensuites.

The outdoor space is lovely with mature gardens and large paved space great for pets and kids to enjoy. Single car garage is also included.

- * Built 2016
- * Fast growing and high demand location
- * Unique layout offering set over two levels
- * North facing aspect
- * Open plan living/dining/kitchen space
- * Kitchen equipped with stone benchtops, feature tile splashbacks, gas cook top, electric oven, rangehood and dishwasher all designed with great space and a neutral colour palette
- * Handy and convenient study nook and powder room on ground level
- * Two bedrooms upstairs with BIRs, nice natural light and matching individual ensuites
- * Tiled flooring downstairs + carpet all upstairs
- * European laundry
- * Ducted reverse cycle AC/Heating
- * Great location with local shops, schooling options and transport all nearby
- * Single car garage
- * Nice outdoor space with gardens and paved area great for pets and play space

Strata: \$689pq (approx.)

Rates: \$2,168pa (approx.)

EER: 4.5

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