

**3B Bellbird Loop, Lawson, ACT, 2617**

**CARTER + CO**

**House For Sale**

Friday, 25 October 2024

3B Bellbird Loop, Lawson, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Low-Maintenance Luxury in Lawson

### The Features You Want To Know.

- + Contemporary three-bedroom townhouse offering low-maintenance living
- + Open-plan dining and kitchen with access to balcony
- + Contemporary kitchen with electric cooktop, dishwasher, stainless steel appliances, walk-in pantry and island bench
- + Separate front living area
- + Freshly painted with modern, neutral colour throughout
- + All three spacious bedrooms with built-in robes, Master with access to ensuite
- + Study nook upstairs
- + Separate laundry with powder room access
- + Reverse cycle heating and cooling in the living area and master bedroom
- + Low maintenance and private front courtyard
- + Double garage with internal access
- + Ideal for Investors, first-home buyers and downsizers alike

### The Location.

- + 5 Minutes to University of Canberra
- + 5 Minutes to Kaleen Plaza Shopping Centre
- + 7 Minutes to GIO Stadium Canberra
- + 8 Minutes to North Canberra Hospital
- + 9 Minutes to Westfield Belconnen

### Why You Want To Live Here.

This luxurious townhouse offers low-maintenance living in a prime location directly opposite parkland. Perfect for the astute investor, couple, or young family, this property offers clean lines, on-trend design, and clever use of space.

This contemporary townhouse consists of three bedrooms, two bathrooms and features a stylish gourmet kitchen, open plan living, lounge room with vaulted ceilings complete with an oversized double garage.

Situated in the promising precinct of Lawson, close to the University of Canberra, within walking distance of bus stops, local parks, the medical centre, close to schools, and just five minutes drive to Belconnen Westfield Shopping Centre, plus only a short drive to the CBD.

### The stats you need to know!

- + Block: 1
- + Section: 33
- + EER: 5.5 stars
- + Unit Plan: 4372
- + Built: 2017
- + Internal Living: 125 m<sup>2</sup> (approx.)
- + Garage: 44 m<sup>2</sup> (approx.)
- + Total house: 169 m<sup>2</sup> (approx.)
- + Rates: \$1,405 per annum. (approx.)

- + Land Tax: \$1,630 per annum. (approx.) \*only payable if rented
- + Strata: \$1,080 per quarter (approx.)
- + Heating and cooling: Reverse cycle heating and cooling
- + Rental Appraisal: \$670-700 per week