

**14/2 Pipeclay St, Lawson, ACT, 2617**

LUTON

**Townhouse For Sale**

Thursday, 28 November 2024

14/2 Pipeclay St, Lawson, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Impeccable Townhouse Living in Lawson

A remarkable two-story townhouse where style and functionality meet seamlessly. Thoughtfully designed, this property is an ideal choice for families looking for space, comfort, and modern living.

Upstairs, you'll find two generously sized bedrooms-one featuring a built-in robe and the other offering built-in shelving for versatile storage. The master suite stands out with a spacious walk-in robe and a sleek, contemporary ensuite.

Downstairs, the home truly comes to life with an open-plan living and dining area that flows effortlessly to the outdoors. A beautiful deck leads to a secure, gated backyard, perfect for family gatherings, children's play, or relaxing in the sunshine.

The double garage is both practical and stylish, offering extra PowerPoints for convenience and a striking timber-clad feature wall, making it ideal for storage, projects, or even a home gym.

Every detail of this residence is crafted to enhance modern family living, from ample storage solutions to high-quality finishes that make the space both contemporary and welcoming.

Located in the highly desirable suburb of Lawson, this townhouse offers exceptional proximity to schools, parks, and local amenities, making it a practical and desirable place to call home.

Whether you're upsizing, downsizing, or embarking on a new chapter, 14/2 Pipeclay Street represents a true lifestyle upgrade. Don't miss the opportunity to make it yours.

### Key Features:

- ☑ Three spacious bedrooms
- ☑ Large master bedroom with walk-in-robe and ensuite
- ☑ Fully tiled modern family bathroom
- ☑ Convenient proximity to bus stops
- ☑ Generous outdoor deck perfect for entertaining
- ☑ Stylish kitchen with stone benchtop island
- ☑ Bosch cooktop, oven, rangehood and dishwasher
- ☑ Practical European-style laundry
- ☑ Downstairs separate toilet
- ☑ Reverse cycle split system cooling and heating
- ☑ Close to schools and town center
- ☑ Double car lock-up garage with internal access

### Other Details:

- ☑ Construction: 2016
- ☑ Living Size: 97m<sup>2</sup>
- ☑ EER: 6.0 Stars
- ☑ Rates: \$2,196 approx. per year
- ☑ Body Corp: \$4,702 per year
- ☑ Rental Appraisal: \$680 - \$780 per week