

31/11 Wanderlight Avenue, Lawson, ACT, 2617



Townhouse For Sale

Wednesday, 20 November 2024

31/11 Wanderlight Avenue, Lawson, ACT, 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Belinda Riding
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Stylish Terrace Living in Prime Location

Discover this charming terrace house, perfectly blending modern functionality with a leafy, serene outlook. Offering privacy & convenience, the home features a gated front courtyard with a private entry, leading to an inviting open plan living space.

The functional kitchen is a standout, equipped with stone benchtops, a Bosch 4-burner gas cooktop, dishwasher, double sink, microwave nook & a sleek tiled splashback. Upstairs, two private bedrooms boast large built-in robes, ceiling fans, with the second bedroom opening out onto a sunny north facing terrace. Two contemporary bathrooms upstairs are finished with floor-to-ceiling tiles and heat lamps, while a convenient powder room is located on the ground floor for guests.

Comfort is assured year-round with reverse cycle air conditioning, ceiling fans in both bedrooms, block-out blinds & curtains. Additional features include a linen closet, internal laundry in the single remote-controlled garage & ample visitor parking.

Ideally situated near Calvary Hospital, Belconnen Town Centre, AIS, Radford College, 7 walking distance to the University of Canberra, this home offers unmatched convenience.

With its stylish design, leafy outlook & prime location, this property is perfect & ready to move in to. Don't miss out-schedule your inspection today!

Features:

Terrace house

Leafy outlook

Private entry

Gated front courtyard

Front balcony overlooking parkland

Functional kitchen

Stone benchtops

Bosch 4 burner gas cooktop

Dishwasher

Double sink

Microwave nook

Tiled splashback

Private bedrooms upstairs

2 bathrooms upstairs with floor to ceiling tiles & heat lamps

Powder room downstairs

Large sunny terrace off of 2nd bedroom

Large built-in robes

Ceiling fans in both bedrooms

Reverse cycle air conditioning

Block out blinds & curtains

Linen closet upstairs

Electric hot water

Laundry in single garage

Internal access from garage with remote

Ample visitor parking

Conveniently located to University of Canberra, Calvary Hospital, Belconnen Town Centre, AIS & Radford College

Essentials:

Built: 2018

Hillside Villas: 40 Units in Complex

Rates: \$2,072 per annum

Land tax: \$2,762 per annum (investors only)

Rental estimate - \$520-\$550 per week

Strata: \$2,653 per annum

Total living inc. garage: 105m²

Rear balcony: 12m²

Front courtyard: 18m²

EER: 6