

38/5 Billabong Street, Lawson, ACT, 2617

TIMOTHY R^D

Townhouse For Sale

Thursday, 19 December 2024

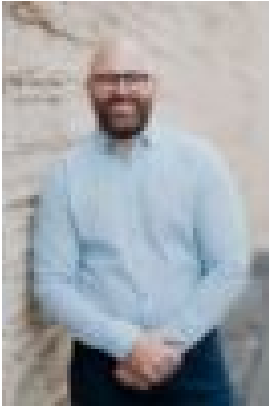
38/5 Billabong Street, Lawson, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Tim McInnes
0401097568



Annabelle McInnes
0419144208

The perfect balance

Quality features include...

- * Ducted reverse cycle heating and cooling
- * Open-plan living area
- * Front courtyard
- * Modern kitchen with breakfast bar
- * European Laundry and understairs storage
- * Single garage (internal access, automatic roller door),
- * An allocated parking space for second vehicle
- * Solar Edge optimizers 6.6kW
- * Master bedroom features an ensuite and study nook
- * Complex features landscaped grounds and barbeque area
- * Located close to the University of Canberra, Westfield Belconnen, GIO Stadium, Lake Ginninderra and the Northside Hospital

Living and garage - 127m² (approx.)

Courtyard - 16m² (approx.)

Rates - \$560 p/q (approx.)

Body corporate - \$861.59 p/q (approx.)

The road home...

Perfectly positioned in the heart of Lawson, just a stone's throw from the University of Canberra, Westfield Belconnen, and Calvary Public Hospital Bruce, this beautifully designed three-bedroom, two-bathroom townhouse offers the perfect balance of contemporary comfort and functional living.

Tucked within an attractive, well-maintained complex, this townhouse welcomes you with its inviting front courtyard – a charming spot to enjoy a morning coffee or entertain friends. Inside, the open-plan layout seamlessly combines the kitchen, dining, and living areas, creating a light-filled space that feels both modern and welcoming. The kitchen, complete with a breakfast bar and premium finishes, is a delight for home chefs, while the thoughtful addition of a European laundry and understairs storage ensures practicality at every turn.

The single lock-up garage, featuring internal access, adds a layer of security and convenience, ideal for busy lifestyles.

Upstairs, the master suite is your private retreat, featuring a built-in robe and a sleek ensuite and study nook. Two additional bedrooms, also equipped with built-in robes, share a contemporary main bathroom that caters to family or guests with ease.

Set within a picturesque neighbourhood, this home is more than just a place to live—it's a hub for an enviable lifestyle. With easy access to Canberra's best shopping, dining, and education precincts, you'll enjoy the perfect mix of tranquillity and urban convenience.

Quality features include...

- * Ducted reverse cycle heating and cooling
- * Open-plan living area
- * Front courtyard
- * Modern kitchen with breakfast bar
- * European Laundry and understairs storage

- * Single garage (internal access, automatic roller door),
- * An allocated parking space for second vehicle
- * Solar Edge optimizers 6.6kW
- * Master bedroom features an ensuite and study nook
- * Complex features landscaped grounds and barbeque area
- * Located close to the University of Canberra, Westfield Belconnen, GIO Stadium, Lake Ginninderra and the Northside Hospital

Living and garage - 127m² (approx.)

Courtyard - 16m² (approx.)

Rates - \$560 p/q (approx.)

Body corporate - \$861.59 p/q (approx.)