







12 Billabong Street, Lawson

Spacious Family Home in Prime Lawson

Welcome to your new home in the sought-after suburb of Lawson. Immaculately presented and finished to a high standard, this expansive family residence offers an exceptional combination of space, comfort, and versatility, making it ideal for growing families or those needing room for extended family members.

Thoughtfully designed across two levels, the home features multiple living areas, generous accommodation, and a flexible floorplan that includes a self-contained granny flat or private fourth bedroom retreat. With quality finishes throughout, ducted heating and cooling, and an abundance of indoor living space, this is a property that truly caters to modern family living.

Located in a quiet street, you'll enjoy the convenience of nearby parks, walking trails, schools, shopping centres, and easy access to Canberra's major employment hubs.

Features You'll Love:
. 4 large bedrooms
. 3 bathrooms plus additional powder room
. Self-contained granny flat or private 4th bedroom suite, ideal for

4 3 2

FOR RENT
$1250

VIEW
Fri 30th Oct @ 9:00AM - 9:15AM

AGENTS
Taylor Carr
taylor.carr@ljhkaleen.com.au

AGENCY
LJ Hooker Kaleen
(02) 6241 1922

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

extended family, guests, or a home office
. Formal lounge room
. Spacious open-plan family, dining, and living area
. Additional upstairs breakout/rumpus space
. Modern kitchen with quality finishes
. Ducted heating and cooling throughout
. Double lock-up garage with internal access
. Immaculately presented throughout
. High-quality fixtures and fittings
. Low-maintenance lifestyle in a premium Lawson location

This impressive home offers the space, flexibility, and comfort your family has been searching for. Properties of this caliber are rarely available and won't last long.

Contact us today to arrange your inspection.

This property complies with the minimum ceiling insulation standards. Unless an EER is stated, there is no current EER available

PETS: please be aware that at all stages of tenancy this property requires consent to be sought in writing for the keeping of any pets at the premises. Consent must be provided in writing before any pets are at the premises
RENTING BOOK:
https://www.act.gov.au/__data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf
TO ARRANGE AN INSPECTION PLEASE:
1. Click on book inspection button
2. Complete your details
3. Answer pre-qualifying questions
4. Register for a time

NOTE: IF you do not register you will not be notified of cancellations or changes to the inspection. If no-one has registered for the inspection, the inspection will not go ahead. Alternatively call the office on 6241 1922 to book an appointment
Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent, LJ HOOKER KALEEN accepts no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided







MORE DETAILS

Property ID	2H9KF9Q
Property Type	House

Taylor Carr
Property Investment Manager | taylor.carr@ljhkaleen.com.au

LJ Hooker Kaleen (02) 6241 1922
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Ground Floor



First Floor

Total Area	326m²
Block Size	450m²

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