

## Lawson, 9 Concertina Street

### Modern Has A New Meaning

Step into luxury when you enter this gorgeous five bedroom, two storey family home. Laminated timber floors, double glazed windows, Daikin reverse cycle system and solar hot water are just a few of the amazing features this great property has to offer.

Downstairs consists of two separate living areas, master bedroom with ensuite, powder room, spacious kitchen with dishwasher, built-in microwave and walk-in pantry.

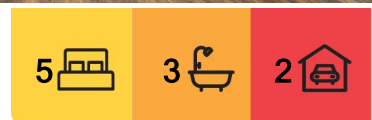
Upstairs consists of another master bedroom with ensuite and huge walk-in robe. Three further ample bedrooms all with built-in robes. Additional living room with balcony. A separate bathroom and toilet, covered alfresco area, great for entertaining and double garage with internal access.

Features include:

- Two ensuites



**Disclaimer:** 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.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2AWAFHK](http://ljhooker.com.au/2AWAFHK)

**Contact**  
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**EER** ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

- Two bathrooms
- LED downlights throughout
- Laminated timber flooring
- Double glazed windows
- Dakin electric ducted heating and cooling
- Gas cooktop
- Huge electric oven
- Covered entertaining area
- Double garage
- Amazing views

No current EER

This property complies with the minimum ceiling insulation standard.

#### Suburb Snapshot

Lawson is a suburb in the Belconnen district of Canberra, located within the Australian Capital Territory, Australia. It does not have any suburban houses, consisting only of part of Lake Ginninderra, the Belconnen Naval Transmission Station, and an open area of grassland where there is a reservoir and substation. A bicycle path runs alongside Ginninderra Drive, another along the shore of the lake. The area is surrounded by Baldwin Drive, William Slim Drive and Ginninderra Drive. It lies next to the suburbs of McKellar, Giralang, Kaleen, Bruce and Belconnen.

Two intersections were built in 2012 that lead into the suburb's grasslands, prepared for future development on the suburb, one leading off Ginninderra Drive, and another off Baldwin Drive. However, neither intersection continued on further than a few metres. Development was delayed by about two years by Commonwealth environmental clearance processes due to the presence of golden sun moth and native grassland. Construction of roads have commenced and the first residential land was sold on 3 December 2013.

The suburb derives its name from Henry Lawson, short story writer and poet. The streets in Lawson are named after aspects of Australia appearing in his writing.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)



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## More About this Property

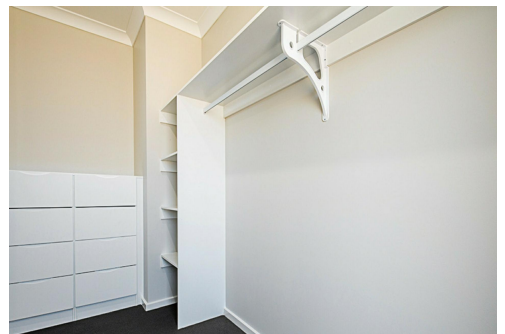
<b>Property ID</b>	2AWAFHK
<b>Property Type</b>	House
<b>Including</b>	Ducted Cooling Ducted Heating Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes

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