

## Lawson, 25/23 Wanderlight Avenue

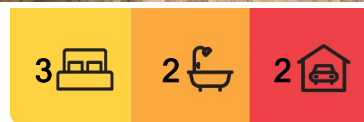
### Three Bedroom Townhouse

Light and sunny three bedroom townhouse in Lawson. You will find two playgrounds for the kids to enjoy just a short distance from your doorstep. SV Coffee and Bakery are just around the corner along with the Kaleen shops nearby. Ideally located, nearby amazing schools and the University of Canberra, Belconnen Town Centre and an easy commute to the City.

Features include:

- Ensuite bathroom to main bedroom
- Main bathroom
- Double garage
- Ducted heating and cooling
- Good size balcony
- Additional toilet

No current EER



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2BZ0FHK](http://ljhooker.com.au/2BZ0FHK)

**Contact**  
**Lagan Puri**  
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**EER** ★ ★ ★ ★ ★ ★

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



**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.

The property does not comply 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.

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.

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.

#### 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

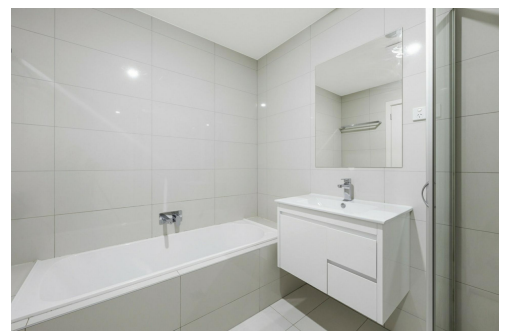
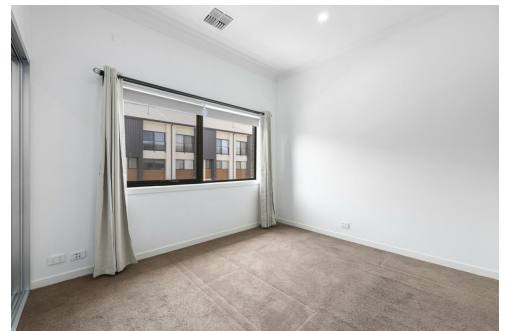
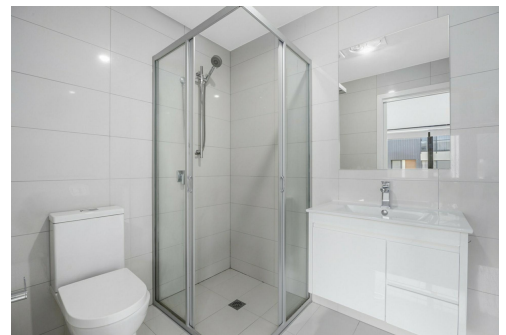
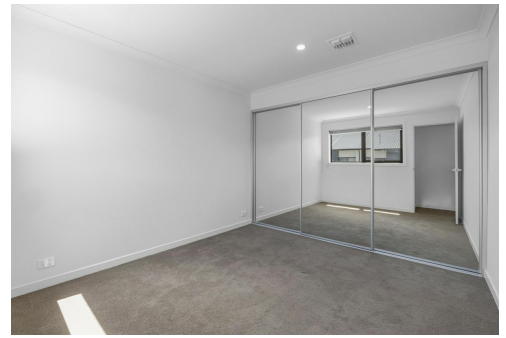
|               |   |
|---------------|---|
| Property ID   | 2BZ0FHK                                 |
| Property Type | Townhouse                               |
| Including     | Balcony<br>Dishwasher<br>Built-in-Robes |

**Lagan Puri 0401 566 223**

Senior Property Investment Manager | [lagan.puri@ljhcanberracity.com.au](mailto:lagan.puri@ljhcanberracity.com.au)

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