

Lawson, 42/5 Billabong Street

Three Bedroom Townhouse in Great Location

Beautiful three bedroom townhouse! Including three good sized bedrooms, master with ensuite. Double garage with internal access for your convenience.

Ideally located close to University of Canberra and Belconnen Town Centre.

Features include:

- Two modern bathrooms with floor to ceiling tiles
- Large kitchen with dishwasher
- Outdoor entertaining areas
- Heating and cooling for year round comfort
- Private courtyard

No current EER

The property does not comply with the minimum ceiling insulation standard.



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.

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For Lease
Please Call

View
ljhooker.com.au/2C27FHK

Contact
Selena Wang
0433 893 510
selena.wang@ljhcanberracity.com.au

EER



LJ Hooker Canberra City
(02) 6249 7700

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



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More About this Property

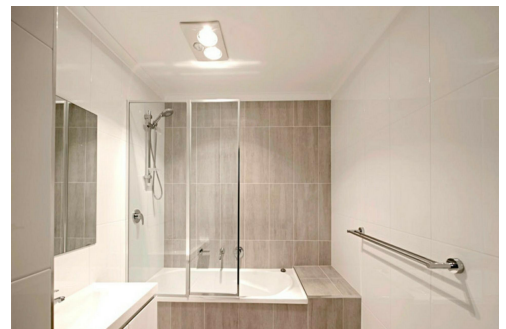
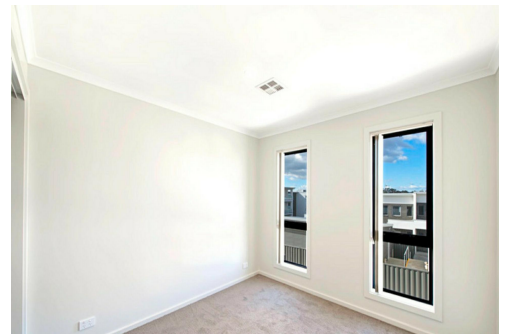
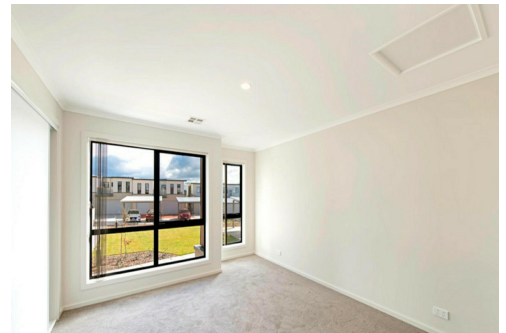
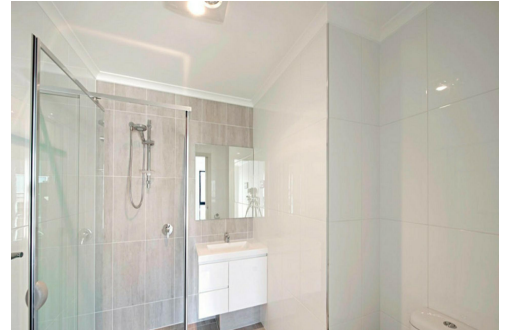
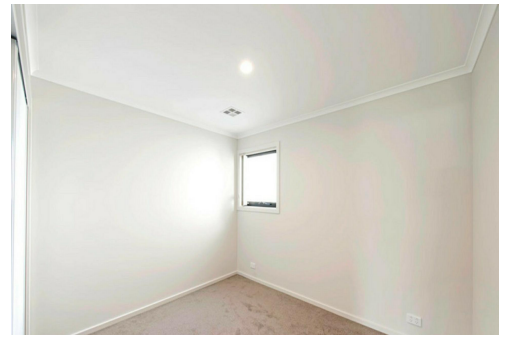
Property ID	2C27FHK
Property Type	Townhouse
Including	Air Conditioning Courtyard Dishwasher

Selena Wang 0433 893 510

Property Investment Manager | selena.wang@ljhcanberracity.com.au

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