







23 Rouseabout Street, Lawson

Exquisite Design Meets Premier Location

Offers from $1,800,000 will be seriously considered!

A quality Rawson Homes build, this north-facing, elevated residence captures views and an abundance of natural light. Designed with space and versatility in mind, the home offers six generous bedrooms and an impressive selection of five formal and informal living areas, perfect for growing families who value both connection and privacy.

At the heart of the home, the well-appointed kitchen features a large island bench and walk-in pantry, seamlessly connecting to the family living area and alfresco space, ideal for effortless indoor-outdoor entertaining. High ceilings and built-in cabinetry throughout further enhance the sense of space, functionality, and style.

The home's thoughtful design allows you to enjoy the beautifully landscaped and irrigated gardens from almost every room, with seasonal blooms providing year-round colour and tranquility. Outdoors, a well-presented front garden, expansive backyard, and dedicated BBQ area create the perfect setting for entertaining or relaxing with family and friends.

6 3 2

FOR SALE
$1,800,000+

VIEW
Sun 8th Nov @ 10:00AM - 10:30AM

AGENTS

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LJ Hooker

Comfort is assured with ducted reverse cycle heating and cooling, complete with three separate zones for year-round climate control.

Conveniently positioned close to the university and bus station, and just moments from local parks and the adjoining reserve, the home also offers easy access to Westfield Belconnen, Canberra City, the AIS, UC, and North Canberra Hospital.

Offering scale, quality, and an enviable lifestyle on a rare large block, this is a standout opportunity in the heart of Lawson.

- Rawson Home build
- North facing, elevated with views
- bedroom family home plus study
- Master bedroom with ensuite and walk in robe
- 2nd bedroom with ensuite and walk in robe
- High ceilings throughout and built in cabinetry
- 4 spacious formal and informal living areas
- Kitchen with island bench and walk in pantry
- Powder room downstairs
- Balcony with panoramic north facing views
- Ducted reverse cycle heating and cooling with 3 zones
- Solar hot water with gas booster
- Alfresco entertaining from the kitchen /family with gas main connection for BBQ
- Landscaped and smart irrigated gardens with seasonal blooms all year round
- Double garage with internal access
- Close to the local parks and backing reserve
- Short drive to Westfield Belconnen, Canberra City, AIS, UC, North Canberra Hospital
- Flexible settlement terms available by negotiation

- Build Year: 2017
- Land Size: 1140sqm
- Property Size: 373sqm | Living: 332sqm | Garage: 41sqm
- EER: 4.5
- Rates: $5,337 p.a.
- Land Tax: $11,293 p.a. (investors only)
- CUV $951,000

Disclaimer:
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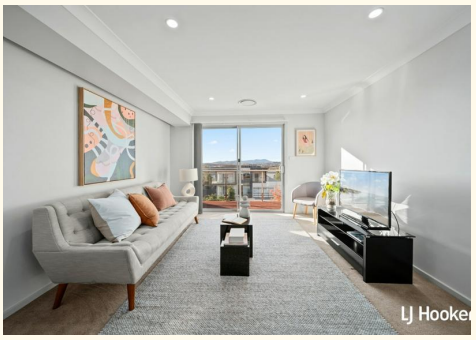
MORE DETAILS

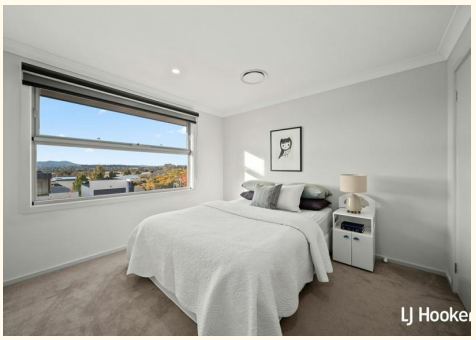
Property ID	HP0ZHF8H
Property Type	House
House Size	373 m2
Land Area	1140 m2
EER	4.5

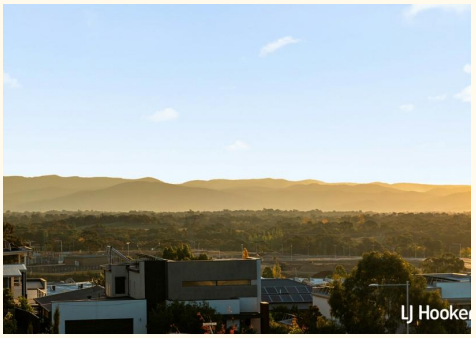
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
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