

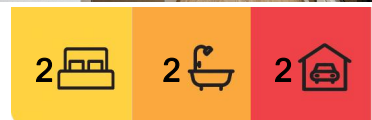
## Lawson, 22 Narrambla Terrace

Live In Comfort & Style In Lawson!

High on the hill, where the views stretch endlessly and every sunset feels like a painting, sits a home straight out of a storybook. Do not miss your chance to secure this incredible 2-bedroom, 2-bathroom, 2-car townhouse located in the heart of Lawson. Settlement on vacant possession & move-in ready, this gem is perfect for first-home buyers, downsizers, or investors looking for an ideal mix of modern living and unbeatable location.

Situated within a vibrant neighborhood, this home is just moments from cafes, Belconnen's bustling town center, AIS, Calvary Hospital, and the University of Canberra, offering you both convenience and lifestyle.

Inside, you'll find two spacious bedrooms with built-in wardrobes, including a master with an ensuite. The second bedroom is conveniently located next to the main bathroom, ensuring privacy and comfort. A thoughtful addition is the separate downstairs toilet and washroom, making entertaining or day-to-day living even easier. The open-plan living area



**For Sale**  
Auction

**View**  
[ljhooker.com.au/2GPEF9Q](http://ljhooker.com.au/2GPEF9Q)

**Contact**  
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**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.

**EER** ★★★★★★

**LJ Hooker Kaleen**  
(02) 6241 1922

flows seamlessly into a well-equipped kitchen, creating the perfect setup for hosting friends and family. Step out into the outdoor courtyard, designed for relaxation and gatherings, where you can enjoy the company of loved ones or simply unwind.

Natural light fills the home through large windows, enhancing the space and providing a warm, welcoming ambiance. The townhouse also features a versatile study area, ideal for remote work or as a play area for the kids. With everything you need at your fingertips in Lawson's incredible location, this home won't stay on the market long. Make it yours today and start living the lifestyle you've been dreaming of!

Features:

- Location
- Study
- Reverse cycle heating/cooling
- Large front & back courtyard
- High ceilings
- Double tandem garage
- Vacant possession

Rates: \$2,025.63 pa approx

Land Tax: \$2,674.56 pa approx

Body Corporate: \$1,568.45 pq approx

EER: 6.0

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More About this Property

Property ID	2GPEF9Q
Property Type	Townhouse
House Size	110 m2
EER	6
Including	Study Air Conditioning Intercom Courtyard Dishwasher Built-in-Robes Secure Parking Remote Garage

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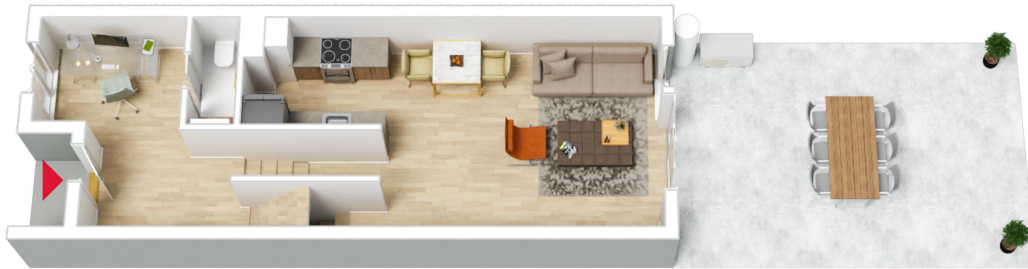




Second Floor



Ground Floor



First Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

22 Narrambla Terrace, Lawson

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