

12/1 Rouseabout Street, Lawson

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Charming Townhouse with Nature Reserve Access

FOR SALE
585,000+

AGENTS

Tahmeed Towfiq
0469 706 586
tahmeed.towfiq@ljhcanberracity.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

Welcome to the serene suburb of Lawson, this delightful townhouse on Rouseabout Street is a hidden gem for those seeking a peaceful lifestyle without breaking the bank. Built in 2017, this home offers a modern design with thoughtful touches throughout. Each of the two bedrooms features its own private balcony and walk-in robe, along with ensuite facilities for added convenience. The separate dining and living areas provide ample space for entertaining, while the kitchen shines with pendant lights, gas cooking, and a breakfast bar for casual meals.

The property boasts a unique blend of indoor and outdoor living. Step outside to find a courtyard that opens directly to a lush nature reserve, perfect for enjoying tranquil mornings or hosting outdoor gatherings. The townhouse is equipped with liveability features such as ducted heating and cooling, ensuring comfort year-round. A remote garage offers secure parking for two vehicles and includes an additional bathroom with a shower, adding to the home's practical appeal.

Lawson offers easy access to local amenities and is just a short drive from the vibrant heart of Canberra. Whether you're a couple looking to downsize or simply seeking a comfortable home with modern

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

conveniences, this townhouse is an opportunity not to be missed. Act now to secure this affordable slice of suburban paradise!

Features:

- 2 ensuites
- 2 walk in robes
- 3 balconies
- Courtyard opens up to nature reserve
- Bathroom with shower on the ground floor
- Powder room to main living area
- Gas cooking
- Island bench with breakfast bar
- Seperate dining and living
- Views to mountain
- Close to University of Canberra
- Westfield Belconnen, Kaleen shops, Giralang shops within 5km or 10 min radius

Essentials:

- Living space: 70 sqm
- Outdoor space: 20sqm
- Garage: 36 sqm
- Total space: 126 sqm
- Strata: \$2,453 p.a. (approx)
- Rates: \$1,627 p.a. (approx)
- Land tax: \$2,161 p.a. (approx)
- Rental estimate: \$580 - \$610 p.w.
- EER: 6 stars

MORE DETAILS

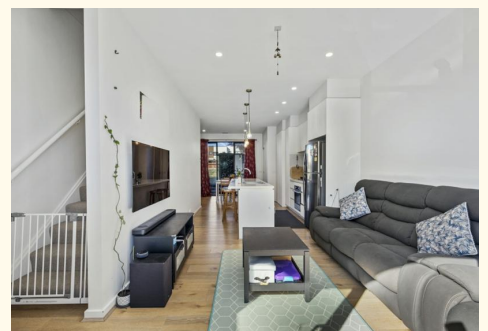
Property ID	2DCFFHK
Property Type	Townhouse
House Size	126 m2
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Courtyard Balcony Outdoor Entertaining Floorboards Built-in-Robes Remote Garage Liveability

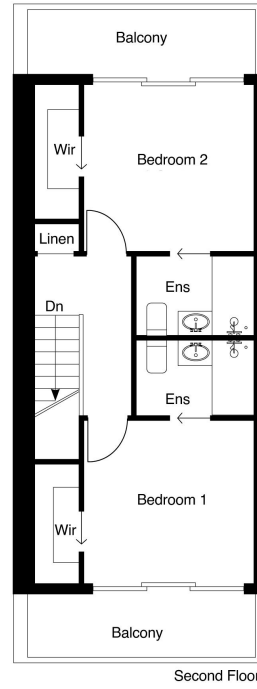
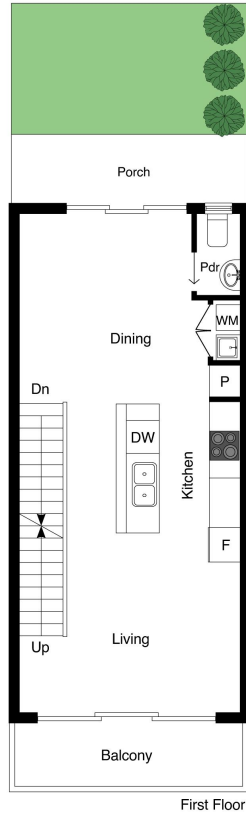
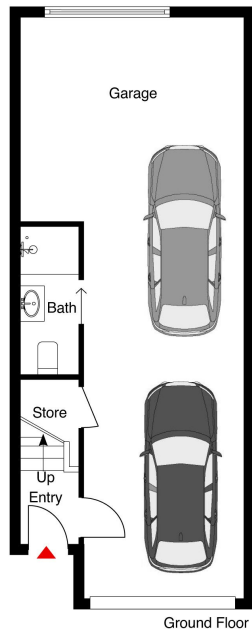
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ACT & NSW Licensed Agent |
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LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au





The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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