



Lawson, 26/23 Wanderlight Avenue

Welcome to Mizura Villas

Discover modern living in this beautifully designed townhouse on Wanderlight Avenue, Lawson. Boasting three spacious bedrooms and two bathrooms, this home is perfect for couples, investors and first home buyers seeking comfort and convenience. Built in 2017, this residence offers contemporary features including built-in robes, ducted heating and cooling, and stunning floorboards throughout.

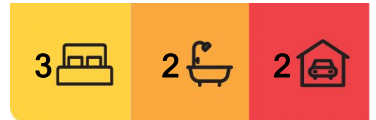
The open-plan living area seamlessly connects to a stylish kitchen equipped with a dishwashers, gas cooking, electric oven, and cavity for microwave. Step outside to enjoy the fresh air on your private balcony or entertain guests in the courtyard. With a build area of 102m², there's ample space for relaxation and hosting gatherings.

The property is currently tenanted and is a great investment opportunity for anyone looking to get into real estate investment or expand their portfolio. Currently this townhouse is proudly managed by LJ Hooker Canberra City and is fetching \$34,840 per year.



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.

SOLD



For Sale
\$670,000

View
ljhooker.com.au/2BSTFHK

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

EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

Contact now for a private inspection or visit one of our open homes.

Features:

- North facing
- Gas cooking
- Stone bench top and island bench
- Floorboards, tiles and carpet
- Well appointed bathrooms with heating lamps
- Bathtub in main bathroom
- Powder room to main living area
- Ducted electric heating & cooling
- Balcony & courtyard to living area
- BBQ area for complex
- Seperate laundry
- Tandem lock up garage

Essentials:

- Strata: \$3,177a p.a. (approx)
- Rates: \$1,663 p.a. (approx)
- Land tax: \$2,231 p.a. (approx) investors only
- EER: 6 stars
- Living space: 102 sqm
- Outdoor space: 36 sqm
- Garage: 52 sqm
- Total space: 190sqm (with garage)
- Current rent: \$670 p.w. (\$34,840 p.a.)
- Lease end date: 20 April 2025
- Building completion: November 2017



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More About this Property

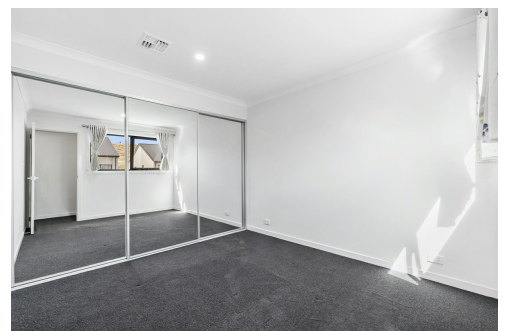
Property ID	2BSTFHK
Property Type	Townhouse
House Size	102 m2
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Liveability

Tahmeed Towfiq 0469 706 586

ACT & NSW Licensed Agent | tahmeed.towfiq@ljhcanberracity.com.au

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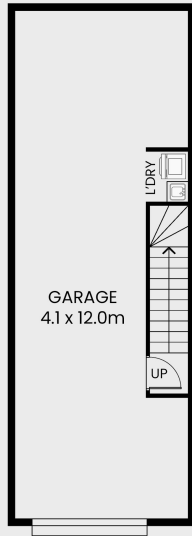
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



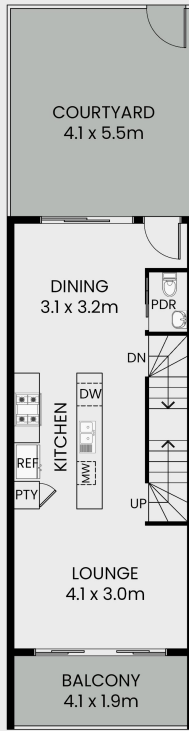
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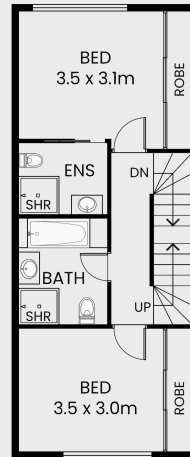
26/23 Wanderlight Avenue Lawson



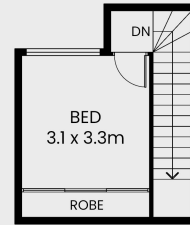
GARAGE LEVEL PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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