



31/23 Wanderlight Avenue, Lawson

Wander Into This Light Filled Home

FIND.

Positioned within the sought-after Mizura Villas complex, this beautifully designed townhouse delivers contemporary living with exceptional space and flexibility. Quietly set within a well-maintained community, this residence combines intelligent design with premium finishes, offering a fantastic lifestyle opportunity in a highly convenient location. With its multi-level layout and generous proportions, this home is ideal for families, professionals, or investors seeking modern comfort in the heart of Lawson.

LOVE.

The versatile floorplan provides separation, privacy and effortless functionality. The ground level forms the vibrant heart of the home, featuring a light-filled living and dining area that flows seamlessly onto a private balcony. The designer kitchen is equipped with quality Miele appliances, gas cooking and ample storage, complemented by a convenient powder room for guests.

Upstairs, all bedrooms are generously sized and fitted with built-in robes, including a private top-floor retreat. Carpet and timber-look flooring flow throughout, while ducted zoned heating and cooling ensure year-round comfort. The oversized double tandem garage on

3  2  2 

FOR SALE

Sale by Negotiation

VIEW

Sat 21st Feb @ 11:45AM - 12:15PM

AGENTS

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AGENCY

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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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the lower ground level provides secure parking and additional storage, alongside a European laundry.

LIVE.

Located in a fantastic position in Lawson, this home offers the perfect balance of peace and connectivity. Enjoy easy access to local parks, walking trails, schools, shops and public transport, all just moments from your doorstep. With the University of Canberra, Belconnen Town Centre and the Canberra CBD within easy reach, this is low-maintenance living without compromise, ideal for those seeking lifestyle, location and long-term value.

ABOUT THE AREA

Local Transport:

- Easy access to major arterial roads
- Close proximity to public transport links

Shopping & Dining:

- Belconnen Town Centre
- Local Lawson shops and cafes
- University of Canberra precinct

Schools:

- University of Canberra
- Radford College
- University High School

OVERVIEW:

- 3 bedrooms, all with built-in robes
- Bedroom positioned on the top floor for added privacy
- 2 bathrooms including ensuite + additional powder room
- Kitchen with Miele appliances & gas cooking
- Light-filled living area opening to balcony
- European laundry
- Oversized double tandem car garage
- Ducted zoned heating and cooling
- Carpet and timber-look flooring throughout
- Located within the Mizura Villas complex

RATES/SIZE:

Living Size: 109sqm

Rates: \$2,453p.a approx.

Land Tax: \$3,102p.a approx.

Body Corporate: \$920.53 sqm approx.

EER: 6.0

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EER ★★★★★★

MORE DETAILS

Property ID 1J01F9U
Property Type Townhouse
House Size 109 m2
EER 6

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
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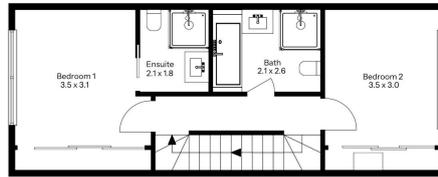
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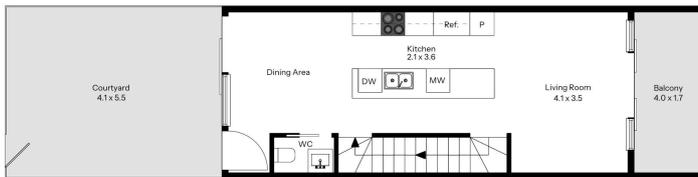




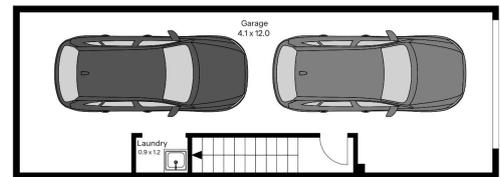
First Floor



Second Floor



Ground Floor



Lower Ground

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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