







39/2 Rouseabout Street, Lawson

Flexible Living with Two Master Suites in Boutique Lawson Setting

Positioned within a boutique complex in the ever-popular suburb of Lawson, this stylish residence delivers a perfect balance of modern comfort, low-maintenance living, and exceptional flexibility. Thoughtfully designed to suit a range of lifestyles, the home offers a unique layout with segregated accommodation and multiple living zones.

At the heart of the home, the well-appointed kitchen boasts stone benchtops, gas cooking, a dishwasher, breakfast bar, and ample storage, seamlessly connecting to the bright, open plan living and dining space. Step outside to a low-maintenance courtyard, perfect for alfresco entertaining without the upkeep. On the lower level, the main bedroom serves as a private retreat, complete with its own ensuite - ideal for those seeking separation from the rest of the home.

Upstairs, a second oversized bedroom also enjoys its own ensuite and private balcony, where elevated views create a peaceful space to unwind. This clever configuration presents the rare opportunity for two master suites, perfectly suited to multi-generational living, guests, or

3 3 2

FOR SALE
$745,000

VIEW
Sat 7th Nov @ 9:00AM - 9:30AM

AGENTS

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shared accommodation. The third bedroom is ideally located next to the main bathroom featuring full sized bath, separate shower and WC. The upper level also features a dedicated study space or sitting room, adding further versatility for those working from home or wanting an additional breakout area.

For added luxury and convenience, this home features a double garage with internal access underneath and additional sink/water facilities, including under stair storage, ducted reverse cycle heating and cooling throughout, plus separate euro laundry with dryer.

Conveniently positioned just moments away from the vast array of amenities in Belconnen. Lawson is cleverly connected to the rest of Canberra with a short commute taking you to quality schools, shopping precincts, hospitals, parkland & Canberra's CBD.

Features:
- Flexible dual-level design with excellent segregation
- Main bedroom with ensuite located on the lower level
- Second bedroom upstairs with ensuite, private balcony & elevated views
- Option for two master suites - ideal for shared living or guests
- Dedicated study space or additional sitting room upstairs
- Third bedroom with built-in robe, serviced by main bathroom with bathtub
- Modern kitchen with stone benchtops, gas cooking, dishwasher & breakfast bar
- Open plan living and dining
- Ducted reverse cycle heating and cooling
- Low-maintenance courtyard, perfect for entertaining
- Double garage with internal access and additional sink/water facilities
- Currently tenanted at $750 per week until May 2027, a great opportunity for investors seeking a secure and low maintenance investment, or owner occupiers securing their future now.

A superb opportunity for homeowners and investors alike, this contemporary residence combines lifestyle, flexibility, and location in one impressive package.

Living size: 101.32 living (approx.)
Rates: $440.12 p.q (approx.)
Land tax: $547.12 p.q (approx.)
Body corporate: $796.30 p.q (approx)
Construction: 2016
EER: 5.5 stars



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MORE DETAILS

Property ID	JVRH5W
Property Type	Townhouse
EER	5.5

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LJ Hooker