



LJ Hooker



Lawson, 7/2 Pipeclay Street

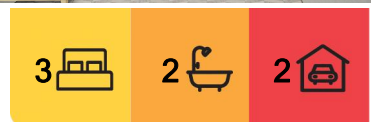
Peaceful Urban Living

Located in the highly sought-after and modern suburb of Lawson, this stylish 3-bedroom townhouse offers the perfect blend of convenience and contemporary living.

This beauty provides a modernised layout through the ground level with an open plan kitchen that flows beautifully through the main living space and out to the deck.

The kitchen is equipped with lovely stone benchtops, great space for meal prep and storage, gas cook top, electric oven, rangehood and dishwasher. European laundry for convenience is supplied as well as an oversized single car garage with handy access.

Upstairs, you'll find three spacious bedrooms, including a master suite with its own ensuite, while the remaining two well-sized bedrooms are conveniently located near the main bathroom.



For Sale
\$679,000

View
By Appointment

Contact
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EER ★★★★★★



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.

LJ Hooker Belconnen
(02) 6251 1477

Enjoy the convenience of living just a short walk or bike ride from the shores of Lake Ginninderra, and only a few minutes' drive to the University of Canberra and the heart of Belconnen, offering a wide array of cafes, restaurants, and shopping.

Key features:

- * Stunning street appeal
 - * North facing
 - * Open plan kitchen, dining, living room
 - * Kitchen with stone benchtop, quality stainless Steel appliance, gas cooking and plenty of storage space
 - * 3 generous sized bedrooms with build in robes
 - * Master bedroom with ensuite and walk in robes
 - * Modern main bathroom
 - * European laundry
 - * Powder room downstairs
 - * 4 Reverse cycle heating & cooling including all bedrooms
 - * Lots of natural light
 - * Generous courtyard with timber deck
 - * Short drive to Bruce and Belconnen
 - * Easy access to major arterial roads
 - * Walk or cycle to Lake Ginninderra
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- * Year Built: 2013
 - * Living Size: 113sqm
 - * Courtyard Size: 13sqm
 - * EER: 6.0
 - * Rates: \$2,162 p.a.
 - * Strata: \$4,513 p.a.
 - * Land Tax: \$2,897 p.a. (investors only)

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More About this Property

Property ID	HP01VF8H
Property Type	Townhouse
EER	6
Including	Air Conditioning Toilets (1) Courtyard Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

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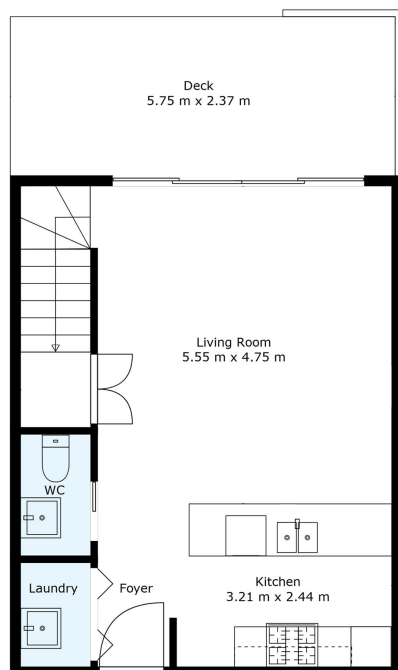
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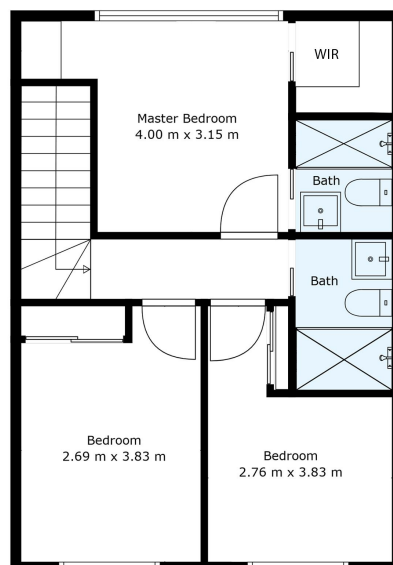
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Floor 1



Floor 2

7/2 Pipeclay Street, Lawson



Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

