




8/1 Rouseabout Street, Lawson

3  2  2 

Lawson town house. Exceptional value and outstanding views...

Located 3km from Belconnen CBD, 8/1 Rouseabout Street, Lawson is a contemporary north facing three-bedroom, two bathroom and double garage townhouse.

The home features high ceilings, open plan living/dining, galley style kitchen with walk-in pantry and a study nook.

The kitchen is quite spacious and includes stone benchtops, gas cooktop, electric fan forced oven, dishwasher, walk-in pantry and plenty of cupboard space.

The main bedroom has an ensuite, walk-thru cupboard and a private balcony with uninterrupted views to the North.

Bedrooms two and three have built-in cupboards and access to the rear balcony.

The home also includes a large double lock-up garage, ducted RCAC, electric hot water and a front courtyard.

FOR SALE
\$743,000

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.

 **LJ Hooker**

For more information, please call or email:
Jeff Shortland,
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In brief:

- Awesome two-storey town house close to Belconnen CBD
 - Three bedrooms
 - Two bathrooms
 - Open plan living, dining and kitchen
 - Galley style kitchen with stone bench tops
 - Walk-in pantry
 - Gas cooktop, electric oven & dishwasher
 - Downstairs powder room
 - Study nook
 - Double lock-up garage
 - Ducted RCAC
 - Electric hot water
 - Living lower: 46.33 sq/m
 - Living upper: 74.35sq/m
 - Garage: 36.74 sq/m
 - Front balcony 5.92 sq/m
 - Rear balcony 12.38 sq/m
 - Total under roof: 175 sq/m
 - Block: 120sq/m
 - Aspect: North
 - 500m public transport
 - 800m Kaleen High
 - 2.5 km Calvary Hospital
 - 3km Belconnen CBD
- NBN

General:

- UV tbc
- Rates approx. \$tbc
- Land tax: (investors only) tbc
- Rental assessment \$650 - \$670
- Strata: \$766 per quarter (\$3064 pa)
- EER 6.0

MORE DETAILS

Property ID	35ZCGCY
Property Type	Townhouse
House Size	140 m2
EER	6
Including	Ducted Cooling Ducted Heating Study Nook

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First Floor



Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

8/1 Rouseabout Street, Canberra



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