



8/15 Jumbuck Crescent, Lawson

## Stylish Retreat Opposite Parkland

Buyers Guide: \$720,000

Located in the tightly held Sebae development this spacious and light filled home is ideal for busy families, professionals and investors.

Three generous bedrooms all feature their own en-suite, meaning you'll never have to wait for the shower again. Two bedrooms upstairs while the third is on the same level as the living.

With a North-East aspect, the living space integrates the well-appointed kitchen with stone bench tops and plenty of storage flowing out to the private courtyard, ideal for summer entertaining.

Lawson truly offers the perfect blend of convenience and community. Conveniently located near amenities, including the University of Canberra, Australian Institute of Sport, GIO Stadium, CIT, Calvary Hospital, Radford College, Westfield Belconnen, and the vibrant Belconnen Town Centre-a major hub for shopping, dining, and entertainment.

- Three bedrooms with built in robes
- Three ensuite bathrooms

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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**FOR SALE**  
Auction

### AGENTS

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### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

LJ Hooker

- Kitchen with Miele appliances and stone benchtops
- Fridge plumbed in for water and ice
- Open living and kitchen
- Ducted reverse cycle
- Private courtyard
- Double garage with workspace or mancave
- Views to reserve opposite
- Proximity to local schools and shops at Kaleen and Bruce, UC, AIS and Stadium, North Canberra Hospital, Belconnen Centre and inner north amenities.

- Build Year: 2017
- Property Size: 154sqm | Living Size: 99sqm | Garage Size: 55sqm
- Courtyard Size: 23sqm
- EER: 6.0
- Rates: \$2,266 p.a.
- Strata: \$4,456 p.a.
- Land Tax: \$2,807 p.a. (investors only)

**Disclaimer:**

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**MORE DETAILS**

Property ID	HP0GSF8H
Property Type	Townhouse
House Size	154 m2
EER	6

**George Vlandis 0437 398 774**

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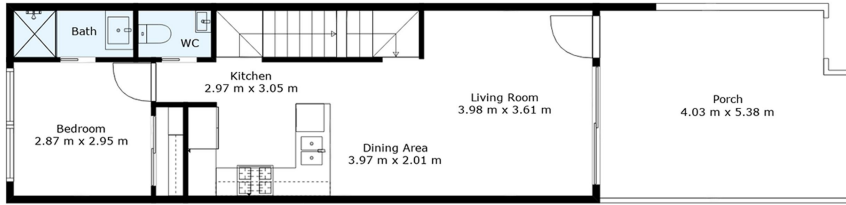
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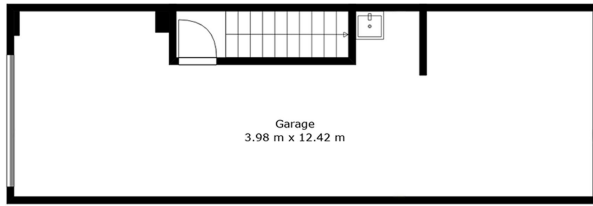




Floor 3



Floor 2



Floor 1



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*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.*