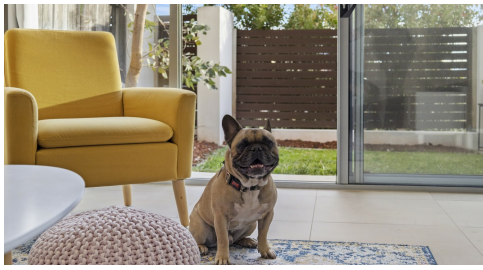
5B BELLBIRD LOOP **LAWSON**



FOR SALE

STYLISH RETREAT OPPOSITE PARKLAND

With its attractive split-level design and contemporary style, this townhouse isn't just a home—it's an escape. Soak up mountain views from the gorgeous floor-to-ceiling window above the stairs, or unwind in one of the two spacious living areas complete with high ceilings. Fresh, bright, and designed to impress, it's the perfect spot for relaxing, entertaining and living the good life.

Enjoy a premium location directly opposite parkland, ideal for morning strolls with the dog or reading a good book under the trees trees—right at your front door. Positioned in one of Belconnen's premium suburbs, Lawson is only moments away from local shops, UC and the North Canberra Hospital, Belconnen CBD and easy transport links—living here is effortless!

- Summary of Features -
• Split Level, Two-Storey Design
• Two Separate Living Areas
• Modern Kitchen w/ Induction Cooking, Dishwasher, WIP
• 3x Split System AC (Living, Bed 1, Bed 2)
• Guest Bathroom Downstairs
• Built-Ins to All Bedrooms
• Main Bedroom w/ Large Ensuite + Park Outlook
• Study Nook
• Gated Front Courtyard
• Double Garage w/ Internal Access & Auto Door

- Key Figures -
Built: 2017
Living: 125sqm (approx) + Garage
Body Corp: $1165/qtr (+ $337 Sinking Fund)
Rates: $600/qtr (approx)
Rental Estimate: $700pw - $750pw
EER: 5.0

3 BED | 2 BATH | 2 CAR

PRICE:
$715,000 +

OPEN FOR INSPECTION:
N/A

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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