

For Sale

| Address | Type | Beds | Baths | Price |
|-----------------------------|-------|------|-------|----------------|
| 16 Rouseabout Street Lawson | House | 5 | 3 | \$1,195,000 |
| 46 Solong Street Lawson | House | 6 | 7 | By Negotiation |

Sold Properties

| Address | Type | Beds | Baths | Price |
|-----------------------------|-------|------|---------|-------------|
| 18 Rouseabout Street Lawson | House | 4 | 1 + 2 E | \$1,200,000 |
| 1 Outback Street Lawson | House | 5 | 4 | \$1,190,000 |



Shaun Iqbal - Impact Properties
 Level 1, 75 Gozzard Street Gungahlin ACT 2912
 Ph: 0416 135 270
 e-mail: shi@impactproperties.com.au

**16 Rouseabout
Street Lawson**

**46 Solong Street
Lawson**


| | | |
|-----------------------|-------------------|--------------------|
| Price: | \$1,195,000 | By Negotiation |
| Land Value: | \$512,000 | \$680,000 |
| Exchange Date: | - | - |
| DOM: | 226 | 71 |
| Bedrooms: | 5 | 6 |
| Bathrooms: | 3 | 7 |
| Garages: | 3 | 6 |
| Carports: | 2 | - |
| House Size: | 0m ² | 654m ² |
| Block Size: | 540m ² | 1054m ² |



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16 Rouseabout Street Lawson

For Sale price: \$1,195,000 Days on Market: 226



Property Features

Land Value: \$512,000
Bedrooms: 5
Bathrooms: 3
Ensuites: 0
Garages: 3
Carports: 2
House Size: 0m²
Block Size: 540m²
EER: 5.0

Description

This magnificent contemporary residence is set over three levels and has been built in 2018 to the highest of standards, offering a stylish but relaxed lifestyle in the centrally located Lawson.

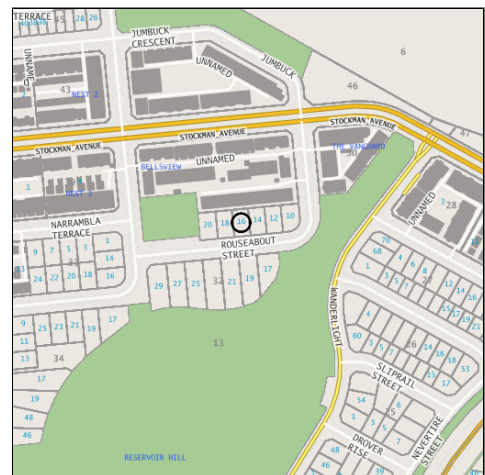
A formal and private entrance welcomes you to the home, leading to an impressive light filled spacious open plan living area. The gourmet kitchen is the heart of the home and has been designed to make entertaining easy. It is equipped with top of the range appliances and a exceptionally oversized elegant Silestone island breakfast bar.

The open plan living and dining area leads to an outdoor alfresco area with an electric privacy screen and a bar bench overlooking the amazing northerly elevated views.

The immaculate large master bedroom includes a private courtyard and a walk in robe with extensive storage. The spacious and luxurious ensuite with a custom built-in vanity, freestanding bath and double shower truly is a unique and incredible space.

The remaining 3 bedrooms all have built-in robes and the 5th bedroom would suit kids room or study.

The lower level of the home offers a secluded bedroom and bathroom, generous sized laundry, and a rumpus room leading to an oversized triple garage that is privately tucked away underneath the



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46 Solong Street Lawson

For Sale price: By Negotiation Days on Market: 71



Property Features

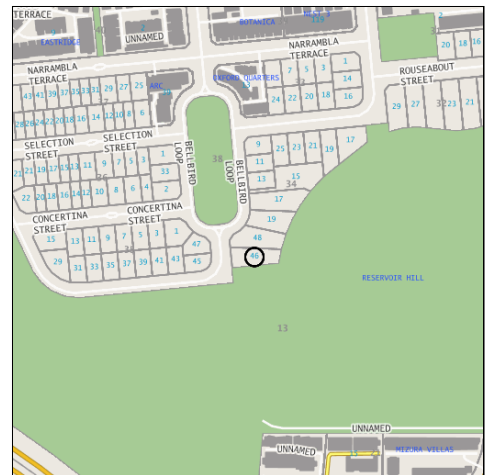
Land Value: \$680,000
Bedrooms: 6
Bathrooms: 7
Garages: 6
House Size: 654m²
Block Size: 1054m²
EER: 3.5

Description

In a commanding elevated position adjacent to reserve with glorious views, a magnificent family residence totalling some 650m² on a large 1,054m² land holding. Offering magnificent living areas with dble height ceilings and walls of glass, designer Luxe kitchen with Gaggenau appliances and stone tops and pantry, huge family area and games room plus cinema room. Six superb bedrooms with six ensuites plus powder room. Lovely low maintenance gardens with swimming pool. Large 4-6 car garage with exc storage options and wine cellar. Premium Offering. EER 4

Highlights

- In-slab heating
- Double integrated fridges
- Extra silent range-hood with roof motor
- Gaggenau microwave, oven and dishwasher
- Automatic Blinds System
- Ultra-high ceilings in living
- Ensuite in all bedrooms
- Great views to Belconnen Town Centre
- Double glazed windows throughout
- Wine cellar
- Security monitoring systems
- Intercom systems
- Six car garage



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**18 Rouseabout
Street Lawson**

**1 Outback Street
Lawson**


| | | |
|-----------------------|-------------------|-------------------|
| Price: | \$1,200,000 | \$1,190,000 |
| Land Value: | \$491,000 | \$491,000 |
| Exchange Date: | 06/04/18 | 03/09/18 |
| DOM: | 286 | 168 |
| Bedrooms: | 4 | 5 |
| Bathrooms: | 1+2E | 4 |
| Garages: | 2 | 2 |
| Carports: | - | - |
| House Size: | 225m ² | 330m ² |
| Block Size: | 540m ² | 611m ² |



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18 Rouseabout Street Lawson

Sold Price: \$1,200,000 Exchange Date: 06/04/18 Days on Market: 286



Property Features

Land Value: \$491,000
Bedrooms: 4
Bathrooms: 1
Ensuites: 2
Garages: 2
House Size: 225m²
Block Size: 540m²
EER: 5.0

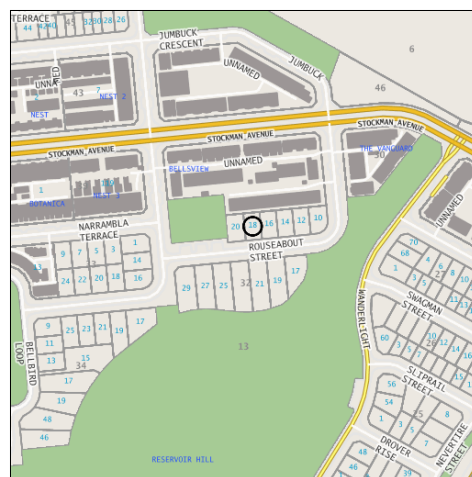
Description

This modern and sophisticated architectural home has been cleverly designed in order to take maximum advantage of the slope and northerly aspect of the block of land on which it has been built.

The home offers 4 large bedrooms, 2 of which are complimented with ensuites, plus 2 powder rooms as well as a home theatre room and a separate rumpus room.

The hub of this gorgeous home is its large family room, together with its top quality open kitchen and meals area, all of which have large north facing windows and which seamlessly open out to the large covered balcony and upper floor alfresco area.

One of Canberra's best interior designers was responsible for the elegant and sophisticated interior and exterior colour scheme, kitchen and tile design of this home. Only the highest quality inclusions were chosen throughout the home and the workmanship is simply faultless. This is truly a home that you will love living in and you will be proud to show off and to entertain your friends and family in.



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1 Outback Street Lawson

Sold Price: \$1,190,000 Exchange Date: 03/09/18 Days on Market: 168



Property Features

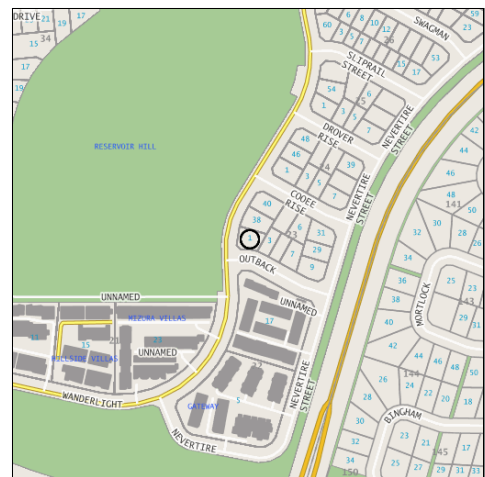
Land Value: \$491,000
Bedrooms: 5
Bathrooms: 4
Garages: 2
House Size: 330m²
Block Size: 611m²
EER: 6.0

Description

Capital Partner proudly presents this stunning residence offering highest quality architectural design in one of the most sought after suburb in Belconnen. Split over three substantial levels with grand 5m ceilings upon entry and minimum 2.7m throughout the rest of the house, this five-bedroom home is perfectly configured for modern family living. Featuring a wonderful selection of streamlined interiors alongwith a seamless indoor/outdoor flow, this property will delight from the moment you enter.

Featuring

- Five oversized bedrooms, three with its own ensuite and grand master bedroom showcasing excellence in craftsmanship with large walk in robe, and a sumptuous master ensuite with his-her basins, displaying high calibre design.



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