

17/15 Stockman Avenue, Lawson, ACT 2617



Unit For Sale

Saturday, 18 May 2024

17/15 Stockman Avenue, Lawson, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Paul Corazza
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Ray Moon
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Offers over \$440,000

Boasting a coveted north-facing orientation, this residence provides stunning panoramic views over the nature reserve, creating an unparalleled living experience. Step into modern elegance as natural light illuminates the open plan living. This spacious apartment provides plenty of room to stretch out, personalise and enjoy daily activities with ease. Perfectly located on the end of the building, you will love the highlight windows that stream in all the morning sun as well as making your home feel private. Newly updated, with new paint and plush carpet throughout, your new home is ready to move into! A spacious bedroom, complete with mirrored built in robe, delivers comfort and convenience, seamlessly integrating storage solutions into a tranquil living space. A contemporary bathroom showcases, quality finishes, offering a stylish and functional space for daily rituals and indulgent self-care. The gourmet kitchen is a focal point of contemporary design, boasting stainless steel appliances, electric cooktop/oven and dishwasher. With ample storage and sleek stone benchtops. The living and dining areas seamlessly connect to a huge courtyard, inviting the outdoors in and providing the perfect setting for entertainment or relaxation. If storage is an important factor, then we have you covered, there are 3 massive cupboards as you enter the property as well as a covered storage cage in the basement. European laundry for convenience with plenty of room for a washing machine and dryer. Located within the 'Evolure' development in the heart of Lawson, enjoy the convenience of living just moments from popular bars, cafes, shopping facilities and Universities. Living next door to a reserve is any nature enthusiasts dream, with fantastic walking trails and a look out onto the Lawson Grasslands on your doorstep, you'll completely forget you're in the middle of Canberra. This home is truly ideal for any live-in owner looking to take advantage of this prominent location, a first home buyer looking to enter the market, a UC student looking to live close to campus, or the astute investor looking to add a property to their portfolio, this property ticks all the boxes to suit any lifestyle.

Features:

- Boutique development
- North facing over looking nature reserve
- Updated paint and carpet
- Reverse cycle heating & cooling
- Ground floor, end unit
- Open plan living
- Lift access and intercom access
- Reverse cycle heating & cooling
- NBN connection
- Mirrored built-in robe in the bedroom
- AEG appliances (dishwasher, oven & cooktop)
- 20mm stone benches with waterfall edge in the kitchen
- Huge shower with wall-hung vanities
- European laundry
- 3 x linen cupboards
- Full height tiling in bathrooms
- Secure underground parking with storage cage
- Large courtyard
- Proximity to Belconnen Markets
- Across the road from the University of Canberra
- 5 minutes to the Belconnen Westfield
- 5 minutes to Bruce Stadium
- 8 minutes to Dickson
- 10 minutes to Braddon and the Canberra Centre

Essentials:

- EER: 6
- Living size: 76m²
- Courtyard size: 25m²
- Rates: \$1,935 p.a.
- Land tax: \$2,416 p.a.
- Strata Company: Vantage Strata
- Strata Levies: \$1,277.55 p.q.
- Age: 2016
- Rental Estimate: \$430 - \$480 pw