

**28/15 Stockman Avenue, Lawson, ACT 2617**



**Apartment For Rent**

Thursday, 22 February 2024

28/15 Stockman Avenue, Lawson, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Paul Sutton



Robyn Sutton

0409442484

## \$620 per week

Another Belconnen property leased by Paul & Robyn Sutton Properties. Boutique service with economical management fees. If you would like to talk to us about managing your investment property or you are unhappy with your current managing agency, please call us anytime to discuss a change. Paul 0407099175 or Robyn 0409442484. To view this open home please text Robyn 0409442484 with your names so we are aware you are coming. Wonderfully positioned, this top floor apartment, offers a practical floorplan that has been expertly designed to provide you with space & privacy to spread out & relax in comfort. A very large balcony provides the perfect spot to relax or entertain and enjoys expansive views across to Black Mountain Tower. Spacious & inviting, uncompromising comfort is evident in every direction, with a list of features provided to you throughout. Ducted heating & cooling, NBN connection, LED downlights, window treatments & a host of designer finishes, all demonstrate the quality this apartment represents. The fully equipped gourmet galley style kitchen boasts a list of high-end appliances. Equipped with 20mm stone benchtops with waterfall ends, AEG stainless steel appliances, dishwasher, along with ample pantry space, this functional kitchen will serve any aspiring MasterChef. With privacy in mind, both bedrooms are separated to each side for maximum comfort. The main bedroom has generous floor space, along with a spacious ensuite & walk-in robe. The second bedroom has its own ensuite and is currently fitted out as a study which will suit those working from home, but there is the option to have a bed supplied. There is secure side by side double car parking with lift access and a fully enclosed storage unit. In this highly desirable location, you'll be surrounded by a host of local attractions within close walking & driving distance. Nothing is out of reach with the University of Canberra, Lake Ginninderra & Westfield Shopping Centre all minutes away. You'll never be bored again whilst you socialise at many of the local clubs, restaurants & cafes located within the Belconnen shopping precinct close by. This great opportunity to secure a spacious partly furnished top-floor apartment in the very popular 'Evolure' development should not be missed.

**Feature Summary:** Vacant ready to move into Large top floor residence Ducted reverse cycle air-conditioning Large outdoor entertaining courtyard NBN connection Spacious open plan living & meals area AEG stainless steel appliances 20mm stone benchtops with waterfall ends LED downlighting Walk-in robe in main bedroom Built-in robe in second bedroom Full height tiling Designer bathroom fittings & fixtures Intercom access Basement car parking with storage cage University of Canberra 2-minute drive Westfield Mall 7-minute drive Lake Ginninderra 3km walk away University of Canberra Hospital 4-minute drive

**Note:** Photographed bed is not included Don't delay, call now to arrange an inspection. \*\* The property complies with the minimum ceiling insulation standards. Please note: We do not require you to book an appointment to attend our scheduled open exhibition. Just arrive during the advertised time. Rental enquiries contact: Paul Sutton 0407 099 175 Email: paul@prsutton.com Online Applications are available online through the Ignite platform. Please use the APPLY tab on the realestate.com.au site on the property's rental listing. We need one application form per adult over the age of 18 that will be living in the property. Pets: Tenants must seek the Landlord's consent for a pet. There is no EER available for this property. Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, Paul & Robyn Sutton Properties does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.