

**28/33 Stockman Avenue, Lawson, ACT 2617**



**Townhouse For Rent**

Friday, 24 May 2024

28/33 Stockman Avenue, Lawson, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Property Management

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Tahlia ScottMiller

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## \$620 Per Week

Nestled in the highly sought-after suburb of Lawson, this exceptional two-bedroom townhouse seamlessly combines convenience with contemporary living. Situated just a short drive away from local schools, the University of Canberra, GIO Stadium, Calvary Hospital, and the vibrant Belconnen town centre, this property ensures that all essential amenities are within easy reach. Step inside this contemporary two-storey townhouse and be captivated by the spacious ground floor which features an open plan kitchen, living and dining area. The Kitchen is complete with stone benchtops and top-of-the-line Bosch appliances. The ground floor additionally offers a European Laundry for added convenience. Venture upstairs to find two generously sized bedrooms adorned with built-in robes, offering ample storage space. The master bedroom serves as a private sanctuary, featuring its own ensuite and overlooking the serene local bushland. Meanwhile, the second bedroom provides direct access to the main bathroom, effectively functioning as a second ensuite, catering to the comfort and convenience of both occupants and guests. Completing this townhouse is a single-car garage for secure parking and an outdoor allocated carspace, supplemented by ample street parking for effortless guest accommodation. Don't let this opportunity slip away – make this property your new home today.

**Features Include:-**  
Location, Location, Location! - Front Courtyard - Ducted reverse cycle heating and cooling- Open-plan Living, Dining and Kitchen - European Laundry located downstairs for convenience - North-facing master bedroom with ensuite and built-in robe- Secure single-car garage with automatic roller door and an outdoor allocated car space

**Additional Clauses:**The lessor's consent is required to keep animals on the premises.  
**Break of lease**No Smoking  
**Carpet Cleaning**EER: 6.0  
**Insulation:** The property complies with the minimum ceiling insulation standard

To INSPECT this property...Please click on the 'Book Inspection' button & register your details to receive further instructions on how to view the property. You must register to inspect this property to ensure we can notify you of any changes or cancellations. A private inspection of the home may be arranged for pre-approved applicants.

To APPLY for this property...You will receive an email containing a link to apply after attending the open home. Applications can be received at any time, however, cannot be processed until you have viewed the property in person or online.

**Disclaimer:** Distinct Properties does not request any payments prior to the finalisation and signing of an approved lease agreement. If you are approached by someone claiming to represent our company or property and asking for payment before this stage, please be aware that this is not a legitimate request, and you should not proceed with any transaction. We advise you to contact us immediately to report the incident. We cannot be held responsible for any payments made to unauthorized parties claiming to represent our company or property prior to the finalization and signing of an approved lease agreement.

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