

**30/15 Stockman Avenue, Lawson, ACT 2617**



**Apartment For Sale**

Thursday, 11 January 2024

30/15 Stockman Avenue, Lawson, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 84 m2**

**Type: Apartment**



Jayson Bush

0424236431

**\$585,000+**

Elevate your lifestyle with this exceptional apartment in Lawson. Boasting a coveted north-facing orientation, this residence provides stunning panoramic views over the reserve, creating an unparalleled living experience. Step into modern elegance as natural light illuminates the open-plan layout, featuring two well-appointed bedrooms with built-in robes and a master bedroom offering a private ensuite for a touch of luxury. The gourmet kitchen is a focal point of contemporary design, boasting stainless steel appliances, Induction cooktop, and sleek stone benchtops. The living and dining areas seamlessly connect to a private balcony, inviting the outdoors in and providing the perfect setting for entertainment or relaxation. The apartment offers not just one but two secure underground car parks and additional storage, providing a secure and convenient living experience. This apartment is situated in close proximity to the University of Canberra, Australian Institute of Sport, Calvary Hospital, Westfield Shopping Centre, Radford College, and the vibrant Belconnen Town Centre. **IMPORTANT FEATURES:** \* North facing 2-bedroom apartment \* Master bedroom with ensuite \* Kitchen with Induction cook top, electric oven + dishwasher \* Walking distance to shops, cafes and the University of Canberra \* Amazing views over the reserve and nearby nature walks \* Lift access to apartment \* Secure underground garage parking + storage \* Separate laundry with ample storage **IMPORTANT NUMBERS:** \* Internal living: 84 sqm \* External living: 24 sqm \* EER: 6.0 Stars \* Rates: \$510 pq approx. \* Land tax: \$641 pq approx. \* B/Corp: \$1,118 pq approx. \* Current Rental: \$560 - \$600 pw **Disclaimer:** The information contained herein is gathered from sources considered to be reliable, however MRKT Property accepts no responsibility for inaccuracies. All interested parties must solely rely on their own enquiries, inspections and confirm all information provided.