

33 Stockman Avenue, Lawson, ACT 2617



Townhouse For Sale

Friday, 12 April 2024

33 Stockman Avenue, Lawson, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 104 m2

Type: Townhouse



Bree Currall
0262959911



Chloe Lindbeck
0262959911

AUCTION

Nestled in one of the suburb's most sought-after locations, this townhome offers a tranquil retreat on a peaceful street, boasting stunning views of the bushland opposite for added privacy and charm. With a modern facade and a coveted northern aspect, it exudes contemporary appeal. Built just seven years ago in the esteemed Belmont Estate development, this home is characterized by quality finishes, including LED downlighting, neutral decor, and plush carpeting throughout. A front courtyard, accessible from the lounge via sliding doors, provides a private outdoor space enhanced by timber screening panels. Inside, the light-filled open-plan living and dining area features striking engineered timber flooring. The sleek kitchen boasts stone benchtops, Bosch appliances including a gas cooktop, oven, and dishwasher, along with a convenient pantry for storage needs. Ducted reverse cycle heating and cooling runs throughout the home creating a comfortable environment year round. Upstairs, the north-facing master bedroom offers elevated bushland views, built-in robes, and a stylish ensuite. The second bedroom also features built-in storage and plenty of natural light, with the main bathroom conveniently adjacent. On the ground level, you'll find a separate laundry and undercover garage access with an automatic door. Conveniently located near primary schools, shops, University of Canberra, Kaleen High School, North Canberra Hospital, Belconnen Mall, and Lake Ginninderra. This home offers both serenity and convenience in equal measure. * Tranquil retreat with stunning bushland views * Modern facade with northern aspect * Built in 2017 * Quality finishes including LED lighting and plush carpeting * Front courtyard with timber screening panels * Open-plan living and dining area with engineered timber flooring * Sleek kitchen with stone benchtops and Bosch appliances * Ducted reverse cycle heating and cooling * North-facing master bedroom with ensuite and built-in robes * Second bedroom with built-in storage * Separate laundry * Single lock up garage with automatic door + additional outdoor car space * Conveniently located near schools, shops, and amenities EER: 6.0 Strata: \$709pq (approx.) Rate: \$1,522pa (approx.) Land Tax: \$1,968pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.