

46/11 Stockman Avenue, Lawson, ACT 2617



Sold Apartment

Thursday, 10 August 2023

46/11 Stockman Avenue, Lawson, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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Auction Location: In rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City An incredible opportunity awaits to acquire a well-appointed apartment that fulfills numerous requirements! Positioned perfectly in the heart of the Belconnen region, just opposite the University of Canberra and a short walk from the Kaleen shops, this residence provides easy access to all parts of Canberra. What sets it apart is the serene view of the reserve land, where Kangaroos can be seen hopping around. Despite its tranquil setting, it offers proximity to everything you need. Situated within a small-scale complex consisting of only two levels, this boutique apartment ensures privacy with just four other units on the same floor. Its elevated position makes it an ideal choice for downsizers. As soon as you step inside, you'll notice the abundant natural light and airy atmosphere. With a north-facing orientation, the 81m² living space has been intelligently designed to maximize functionality and comfort. The open kitchen is equipped with ample storage, stone benchtops, a dishwasher, and electric cooking facilities. From here, you can enjoy scenic views of the reserve while overlooking the living area. The living room itself is spacious and seamlessly connects to a north-facing balcony, which extends from the main bedroom. This delightful balcony offers plenty of space for entertaining family and friends, cultivating a small garden, or setting up a BBQ area. It's a versatile space that allows for creativity and relaxation. The two bedrooms are thoughtfully positioned to provide privacy. The main bedroom, facing north, boasts a clever layout with a walk-through robe leading to a private ensuite. The second bedroom has convenient access to the main bathroom and also overlooks the reserve. The apartment features a separate and sizable laundry, and is equipped with ducted reverse cycle air conditioning, ensuring year-round comfort. This offering in Lawson is truly unique and caters to a wide range of potential buyers. It's an opportunity that should not be missed. We invite you to see for yourself how this apartment perfectly suits a large portion of the market. Features:- Internal: 81m² Approx.- Balcony: 24m² Approx.- North facing to living, balcony, and both bedrooms- 2 bedrooms- 2 bathrooms- Walk through robe to ensuite- Main bedroom with access to balcony- Floor to ceiling tiles in both bathrooms- Separate laundry area- Ariston Washing Machine and dryer- Ducted reverse cycle air conditioning- 2 Secure basement car park with storage cage