

5/1 Pipeclay Street, Lawson, ACT 2617



Apartment For Sale

Friday, 22 December 2023

5/1 Pipeclay Street, Lawson, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Tom Coates

0410977121

Auction 03/02/24

****Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date. Look no further! Welcome to your new home in Lawson, where contemporary living meets the tranquility of suburban life. Situated in the heart of Lawson and capturing elevated views sits this well presented two bedroom apartment. With its spacious and light open plan living area, this modern apartment provides a beautiful space to enjoy. The open plan living area is a great size and offers plenty of room for a dining table and lounge. Take full advantage of the stylish modern kitchen and cook a delicious meal for yourself, family or friends. The kitchen features a gas cooktop and stainless steel appliances, with plenty of bench and storage space. The living space and master bedroom both connect via floor-to-ceiling sliding glass doors to the great sized balcony. Storage is no problem with the master bedroom and second bedroom or study space both having built in robes. There is an additional storage cage in the foyer of the complex. Only a short walk away from the University of Canberra. Just a few minutes drive away are the Calvary Hospital, Australian Institute of Sport, Fern Hill Tech, and Canberra Stadium and with Canberra City Centre and the Australian National University close by. Also in close proximity to Belconnen Town Centre's shops, popular cafes and eateries. This home is to be auctioned on 3rd February 2024 at the Hyatt Hotel Canberra, unless sold prior. Features:**

- Two bedroom first floor apartment
- Great size light filled, open plan kitchen, dining, living room
- Modern kitchen with stainless steel appliances including gas cooktop, dishwasher and stone bench tops
- Master bedroom with built in wardrobe
- Second bedroom/study with built in cupboard
- European laundry
- Great size balcony with views
- Split system heating and cooling
- Storage cage
- Single allocated car spot
- Easy access to public transport
- Proximity to University of Canberra, Australian Institute of Sport, Calvary Hospital, Westfield Shopping Centre, Radford College and the hub of the Belconnen Town Centre
- Easy access to arterial roads, 10 minute drive to Canberra CBD

Key Stats:

- Year: 2017
- EER: 6.0 stars
- Living size: 64m²
- Balcony size: 14m²
- Tenanted until: 30th April 2024
- Rent: \$500.00 weekly
- Rates: \$76.08 fortnightly
- Body corporate: \$608.15 quarterly
- Land tax (if rented): \$587.86 quarterly