

55/3 Nevertire Street, Lawson, ACT 2617

STONE

Apartment For Sale

Wednesday, 12 June 2024

55/3 Nevertire Street, Lawson, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 78 m2

Type: Apartment



Jess Smith
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Shaye Davies
0459140665

\$445,000+

Experience modern comfort in this beautifully designed home. The bedroom comes with built-in robes, providing plenty of storage, and is complemented by a separate study room or second bedroom. The well-appointed bathroom offers convenience, while the brightly lit living room creates a warm and inviting atmosphere. The galley-style kitchen is equipped with contemporary appliances, making meal preparation a delight. A European-style laundry adds to the home's efficiency, and split system heating and cooling ensure you stay comfortable throughout the year. Outside, the expansive courtyard is perfect for outdoor entertaining and relaxation, and two dedicated car spaces provide added convenience. This home seamlessly blends style, functionality, and comfort. Features Overview:- North facing rear- Single level floorplan located on the 1st floor- NBN connected with FTTP- Age: 8 years (built in 2016)- Units plan number: 4380- EER (Energy Efficiency Rating): 6.0 Stars Development Information:- Name of development: 75- Number of buildings in development: Gateway Lawson- Strata management: Vantage Strata Sizes (Approx)- Internal Living: 52 sqm - Courtyard: 26 sqm- Total Residence: 78 sqm Prices- Strata Levies: \$1200 per quarter- Rates: \$359.68 per quarter- Land Tax (Investors only): \$454.63 per quarter- Conservative rental estimate (unfurnished): \$440 - \$460 per week Inside:- Bedroom with built-in robes - Second bedroom/study with built-in Robe and extra storage space- Well-appointed bathroom- Brightly lit living room and dining room- Gally style kitchen with quality appliances- Europe style laundry - Split system heating and cooling- Electric hot water Outside:- Car space 1 located in basement level 1 + Storage shed- Car space 2 Located inside the complex- Expansive courtyard, perfect for outdoor entertaining and relaxation- Communal BBQ and picnic area- Communal gym Lawson, a modern suburb in Canberra's Belconnen district, offers convenient access to amenities in the nearby Belconnen Town Centre. Known for its sustainable design and diverse housing options, Lawson is close to educational institutions and healthcare services. Residents enjoy outdoor activities at Lake Ginninderra and local parks, fostering an active lifestyle. With a welcoming community and quality infrastructure, Lawson provides a high standard of living for all. Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.