

**23/15 Stockman Avenue, Lawson, ACT, 2617**



**Apartment For Sale**

Thursday, 15 August 2024

23/15 Stockman Avenue, Lawson, ACT, 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Live it up in Lawson!

This spacious one-bedroom apartment, ideally situated close to everything Belconnen has to offer, is a must-see! Featuring a thoughtfully designed floorplan, high-end appliances, ample storage, and a sunny aspect, it's the perfect choice for first home buyers, downsizers, or investors.

Upon entering, you'll be impressed by the generous layout, which is significantly larger than most one bedroom apartments in Canberra. The unobstructed views over the grasslands create an enjoyable backdrop, making it easy to picture yourself enjoying a morning coffee or evening wine on the private balcony.

Centrally located within the Belconnen region, this apartment offers easy access to a wide range of lifestyle amenities. The University of Canberra, Australian Institute of Sport, GIO Stadium, Westfield Shopping Centre, and hospitals are all just a short bike ride or drive away. The suburb also boasts its own neighbourhood coffee and bakery shop, a popular spot run by a local barista from their home.

This apartment is an excellent investment opportunity, with a potential rental income of \$470 - \$500 per week. Don't miss out on the chance to secure this exceptional property.

### Features overview:

- Impeccable like new condition
- Sunny aspect filled with natural light
- Large floorplan with an abundance of storage
- Quality kitchen featuring stone benchtop and breakfast bar
- Bathroom with full wall to ceiling tiles
- AEG appliances (dishwasher, oven and cooktop)
- Heating and cooling split system
- Double glazed windows
- Soft closing cabinetry
- Quiet leafy outlook over nature reserve
- Secure building and apartment access
- Underground car park with storage cage
- NBN connectivity ensuring high-speed internet access
- Seamless access to Canberra's attractions
- Central location to the lively Belconnen
- High rental return relative to the purchase price

### Apartment 23 in 'Evolve':

- Year built: 2016
- EER: 6
- 76m<sup>2</sup> living and 10m<sup>2</sup> balcony, total area 86m<sup>2</sup> approx.
- Body Corporate Management: Vantage Strata
- Body corporate levies: \$3,126,00 PA approx.
- Rates: \$2,020.00 PA approx.
- Rental appraisal: \$470 - \$500 per week