

29/15 Stockman Avenue, Lawson, ACT, 2617



Apartment For Sale

Sunday, 11 August 2024

29/15 Stockman Avenue, Lawson, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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When size and location is important!

Located within the highly desirable 'Evolure' development in the heart of Lawson, this super spacious one bedroom top floor apartment is a rare find indeed.

This oversized apartment is truly ideal for any live-in owner looking to take advantage of the very generous floorplan and prominent location, or an astute investor looking to acquire an appealing property as an addition to their portfolio, as this property ticks all the boxes to suit a wide range of requirements.

Stepping into the property, you will be amazed by the abundance of built-in storage in the separate entry, as well as the size of the spacious open-plan living area which is perfect for both relaxation and entertaining. The large balcony has a lovely northerly aspect and connects seamlessly to the living area - providing the perfect setting for idyllic indoor/outdoor living - as well as providing a tranquil place to enjoy the very pleasing and private vistas of the Lawson Grasslands.

The large modern kitchen is a delight for the cooking enthusiast and boasts sleek 20mm stone benchtops with a waterfall edge and breakfast bar, ample storage options, and quality AEG appliances.

The large segregated bedroom is a tranquil retreat with ample space for additional furniture, and also features substantial built-in wardrobe space.

Lawson is a sought-after enclave of quality homes adjacent to Henry Lawson Reservoir Hill. Offering a vibrant community spirit, it is home to SV Coffee and Bakery (run from the barista's home) - a famous local gathering spot. It is also an easy stroll to multiple parks and green areas on the shores of Lake Ginninderra. The apartment is also just a short walk to the play equipment of Bellbird Loop Playground. The enjoyable cafes, restaurants and shops of the Belconnen precinct are also within easy access, as is University of Canberra, AIS, GIO Stadium and local hospitals.

This stunning property is currently operating as a successful AirBnB property - so the option for all furniture and inventory is available if required.

In summary,

- Super spacious one bedroom apartment with sunny northerly aspect
 - Elevated top floor location situated at the end of the complex overlooking reserve
 - Extra-large open-plan living area with plenty of windows for extra sun and light
 - Quality kitchen with stone benchtops, breakfast bar and AEG appliances
 - Large segregated bedroom with ample mirrored built-in wardrobe space
 - Large balcony with a lovely sunny aspect
 - Reverse-cycle heating and cooling for year-round comfort
 - Lift and intercom access
 - European laundry
 - Generous linen storage
 - Stylish bathroom with full height tiling
 - Secure underground parking with storage cage
 - Option for furniture and all inventory to be included if required
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- Living size: 76m² (approx)
 - Balcony: size: 10.5m² (approx)
 - Rates: \$487.59 per quarter (approx)
 - Land tax: \$654.00 per quarter (approx) if not principal place of residence
 - Strata Levies: \$987.00 per quarter (approx)

- Built: 2017
- EER: 6 Stars