

**42/11 Stockman Ave, Lawson, ACT, 2617**



**Apartment For Sale**

Wednesday, 25 September 2024

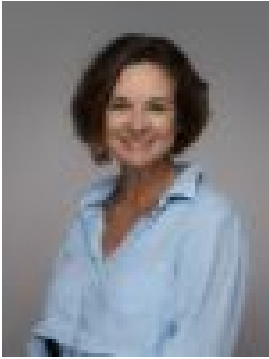
42/11 Stockman Ave, Lawson, ACT, 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Belinda Riding  
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## Northeast facing apartment with large terrace overlooking parklands

Experience the perfect blend of style, comfort & functionality with this lovely northeast-facing apartment offering serene views over parkland.

The open-plan living area creates a spacious & inviting atmosphere, seamlessly extending to a large entertaining terrace-ideal for hosting friends & family.

The apartment features two generously sized, segregated bedrooms with built-in wardrobes, while the main bedroom boasts a walk-through robe leading to a private ensuite.

The well-designed kitchen includes stone benchtops, double sink, oven, electric cooktop & a convenient microwave nook.

Ducted heating & cooling ensure year-round comfort & the laundry comes equipped with additional storage, washer, dryer & sink.

Additional features include secure tandem parking for two vehicles & storage.

This property offers an excellent investment opportunity with tenants secured until February 2025, blending convenience & style in a sought-after location. It combines privacy & community living at its best, delivering both comfort & modern appeal.

### Features:

Evolure Complex

15 Townhouses 33 apartments

Northeast facing

Views over parkland

Large 24m<sup>2</sup> terrace

Open plan living

2 segregated bedrooms

Main bedroom walk-thru robe

Ensuite

Built-ins

Functional kitchen

Stone benchtops

Double sink

Oven

Electric cooktop

Microwave nook

Ducted heating & cooling

Laundry with storage & sink

Washer & dryer

2 car spaces

### Essentials:

Approximations:

Built: 2020

Living: 84m<sup>2</sup>

Balcony: 24m<sup>2</sup>

Tandem carpark: 27m<sup>2</sup>

Storage: 3m<sup>2</sup>

Rental Estimate: \$550 - \$580 per week

Currently tenanted @ \$570 per week until Feb 2025

Strata: \$1,107 per quarter (admin & sinking fund)

Rates: \$2,107 per annum

Land tax: \$2,782 per annum (Investors only)

EER: 6