

46/76 Stockman Avenue, Lawson

Modern Townhouse!

Don't miss your opportunity to live in this modern townhouse. Large open kitchen with plenty of bench space, perfect for entertaining. Light filled open plan living with split over two levels. Three good sized bedrooms with built-in robes - master with ensuite. Modern main bathroom with floor- to-ceiling tiles. Heating and cooling to keep you comfortable all year round.

Features include:

- Modern bathroom
- Electric heating and cooling
- Lock up garage
- Gas cooking




No current EER

The property does not comply with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

There is no embedded network.

Suburb Snapshot

3  2  2 

FOR RENT
\$730 Per Week

VIEW
Thu 18th Jun @ 4:45PM - 5:00PM

AGENTS
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AGENCY
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Lawson (postcode: 2617) is a suburb in the Belconnen district of Canberra, located within the Australian Capital Territory, Australia. It does not have any suburban houses, consisting only of part of Lake Ginninderra, the Belconnen Naval Transmission Station, and an open area of grassland where there is a reservoir and substation. A bicycle path runs alongside Ginninderra Drive, another along the shore of the lake. The area is surrounded by Baldwin Drive, William Slim Drive and Ginninderra Drive. It lies next to the suburbs of McKellar, Giralang, Kaleen, Bruce and Belconnen.

Two intersections were built in 2012 that lead into the suburb's grasslands, prepared for future development on the suburb, one leading off Ginninderra Drive, and another off Baldwin Drive. However, neither intersection continued on further than a few metres. Development was delayed by about two years by Commonwealth environmental clearance processes due to the presence of golden sun moth and native grassland. Construction of roads have commenced and the first residential land was sold on 3 December 2013.

The suburb derives its name from Henry Lawson, short story writer and poet. The streets in Lawson are named after aspects of Australia appearing in his writing.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf

EER ★★★★★

MORE DETAILS

Property ID 2FWNFHK
Property Type Townhouse
Including Air Conditioning
Ducted Cooling
Ducted Heating
Courtyard
Balcony
Dishwasher
Built-in-Robes
Secure Parking

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