






41/11 Stockman Avenue, Lawson

## Spacious, Sunlit & Ready to Enjoy!

Step into effortless living with this beautifully presented two-bedroom, two-bathroom apartment, perfectly positioned within a sought after complex in the heart of Lawson. Offering a functional and light filled floorplan, this home is ideal for first home buyers, downsizers or savvy investors looking to secure a quality property in a thriving location.

From the moment you enter, you'll be impressed by the generous open-plan living area, flooded with natural sunlight through expansive windows that create a warm and inviting atmosphere. The seamless flow out to a spacious balcony provides the perfect setting for relaxing or entertaining. Both bedrooms are impressively sized and include built-in robes, with the master suite enjoying the added comfort and privacy of its own ensuite.

The kitchen is neat, well appointed and equipped with quality appliances including a dishwasher, making everyday living both practical and enjoyable. Reverse cycle heating and cooling ensures year-round comfort, while the convenience of level one positioning with lift access, two secure car spaces, and ample off street parking adds to the overall appeal.

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**FOR SALE**  
\$529,000+

### VIEW

Wed 10th Jun @ 4:30PM - 5:00PM

### AGENTS

Lukas Cole  
0432 289 618  
lukas.cole@ljhkaleen.com.au

Jay Sarji  
0448 222 653  
jay.sarji@ljhkaleen.com.au

### AGENCY

LJ Hooker Kaleen  
(02) 6241 1922

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**

Located in the ever-popular suburb of Lawson, you are surrounded by an abundance of amenities that enhance your lifestyle. Enjoy close proximity to the University of Canberra, Radford College, the Australian Institute of Sport, and the Belconnen Town Centre, offering shopping, dining, and entertainment options. Beautiful parks, walking trails, and nearby Lake Ginninderra provide the perfect balance of urban convenience and natural serenity.

This is an outstanding opportunity to secure a stylish, low-maintenance home in one of Canberra's most well-connected and desirable suburbs.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

**Features:**

- Location
- Two bedrooms
- Two bathrooms
- Dishwasher
- Lift access
- Reverse cycle heating/cooling

**Property Info:**

Rates: \$2,309 pa approx

Land Tax: \$2,907 pa approx

Body Corporate: \$6,674 pa approx

EER: 6.0

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**MORE DETAILS**

Property ID	2H1EF9Q
Property Type	Apartment
House Size	77 m2
EER	6

**Lukas Cole 0432 289 618**

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**Jay Sarji 0448 222 653**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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