



## Lawson, 103 Stockman Avenue

### Lawson's Gem!

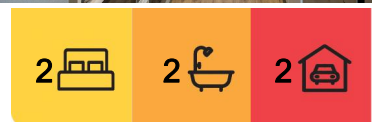
Welcome to your dream home in the heart of Lawson! This incredible 2-bedroom, 2.5-bathroom townhouse with a single garage and opposite undercover car park offers an unmatched blend of comfort, style, and convenience. Whether you're a first-time home buyer looking to downsize or an investor seeking a prime property, this townhouse ticks all the boxes.

Step inside to discover an open-plan living area with high ceilings designed for modern living and effortless entertaining. The spacious kitchen seamlessly flows into the lounge room and extends to a private outdoor area, perfect for gatherings with friends and family. Each large bedroom features built-in wardrobes, with the master bedroom boasting its luxury ensuite for indulgence.

Situated in the highly sought-after suburb of Lawson, this property offers unparalleled access to amenities. Enjoy the serenity of multiple walking trails right at your doorstep, and



**Disclaimer:** 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.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/2GFYF9Q](http://ljhooker.com.au/2GFYF9Q)

**Contact**  
**Lukas Cole**  
0432 289 618  
[lukas.cole@ljhkaleen.com.au](mailto:lukas.cole@ljhkaleen.com.au)

**EER** ★★★★★

**LJ Hooker Kaleen**  
(02) 6241 1922

benefit from the proximity to the University of Canberra, AIS, and Calvary Hospital. A mere five-minute drive will take you to Belconnen Proper, where you can indulge in shopping, dining, and entertainment. Don't miss out on this rare opportunity to secure a prime piece of real estate in one of the best locations.

Don't hesitate to get in touch with Lukas Cole on 0432 289 618 for further information or to schedule a private inspection.

**Features:**

- Front and back courtyard
- Two car spots
- High-end appliances
- High ceilings
- 3 Separate toilets
- Internal access from a single garage

Living Area: 106m2 approx

Garage Area: 27.5m2 approx

Courtyard Area: 41m2 approx

Rates: \$2,085.69 pa approx

Land Tax: \$2,775.76 pa approx

EER: 5.0

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## More About this Property

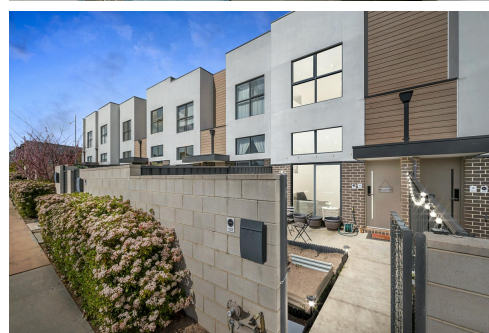
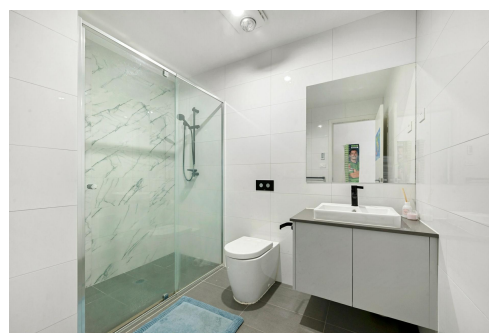
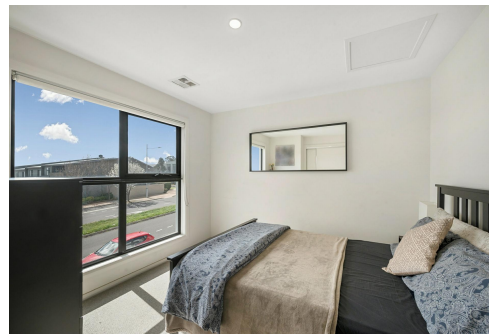
<b>Property ID</b>	2GFYF9Q
<b>Property Type</b>	House
<b>House Size</b>	106 m <sup>2</sup>
<b>EER</b>	5
<b>Including</b>	Toilets (1)

**Lukas Cole 0432 289 618**

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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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