



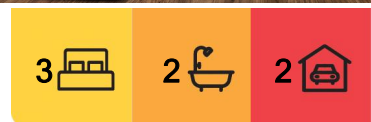
## Lawson, 21/161 Stockman Avenue

Modern Like New Townhouse!

Welcome to your new home! Offering direct street access, this property delivers the perfect blend of low maintenance living and generous space. Perfect for first home buyers, families, downsizers, and investors alike, this home impresses with its high ceilings, near-new finishes, and ample space for everyone!

Spread across two well designed levels, this home offers both functionality and comfort. The ground floor features a welcoming front courtyard, an open-plan living area, a convenient powder room, and a well-appointed kitchen with a generous pantry. Internal access from the double garage adds to the ease of everyday living.

Upstairs, you'll find a dedicated study nook, two bedrooms with built-in robes, and a central main bathroom. The highlight is the oversized master suite, complete with a private balcony, a walk-through robe, and a stylish ensuite.



**For Sale**  
\$699,000+

**View**  
[ljhooker.com.au/357BGCY](http://ljhooker.com.au/357BGCY)

**Contact**  
**Carly Clough**  
0419 296 458  
[cclough@ljhgungahlin.com.au](mailto:cclough@ljhgungahlin.com.au)

**Steph Hunt**  
0403 524 615  
[shunt@ljhgungahlin.com.au](mailto:shunt@ljhgungahlin.com.au)

**EER** ★★★★★



**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.

**LJ Hooker Gungahlin**  
**(02) 6213 3999**

Perfectly positioned in the growing suburb of Lawson, the position of this home is well connected to Belconnen, the City and surrounds. Within walking distance is the University of Canberra campus and a hospital, along with many open, green spaces of Lake Ginninderra. A short drive takes you to the thriving retail scene of Belconnen Westfield Shopping Centre, an established government employment hub, along with a growing number of restaurants and bars.

Lawson is an established suburb with further developments on the horizon - over 10km of walking and active travel paths, a park along the foreshore including a multi-use sports court, BBQ facilities, and areas for exercise, recreation and relaxation, and prominent mixed-use development featuring commercial, retail and hospitality offerings.

The features:

- 'Eastridge Development'
- 3 bedrooms, 2.5 bathrooms, 2 car garage
- Additional powder room on the ground floor
- A designated study area perfect for working from home
- Grand master bedroom with walk through wardrobe, ensuite and balcony
- Open plan living and dining space with a great amount of natural light
- Fantastic kitchen with stone benchtops, Bosch appliances, and large pantry
- Light filled living and dining spaces with timber flooring
- Linen cupboard and under stair storage
- Ducted reverse cycle heating and cooling
- Rinnai gas hot water
- Double garage with internal access
- Courtyard ideally situated off the living space, perfect for children, pets and entertaining
- NBN fibre to the premises

The location:

1km stroll to the local SV Coffee and Bakery

1.8km to the University of Canberra

2km to Lake Ginninderra

2.6km to Kaleen Plaza (Coles, Butcher, Newsagent, Post Office, Takeaway Shop)

3.5km to the Australian Institute of Sport

4.5km to Westfield Belconnen

9km to Canberra CBD

The details:

Eastridge Development

House size: 141m<sup>2</sup> (121m<sup>2</sup> of living + 20m<sup>2</sup> garage)

EER: 5.5

Built: 2016

Body Corporate: \$646pq

Rates: \$558pq

Estimated rental return: \$700 - \$720 per week



**LJ Hooker Gungahlin**  
**(02) 6213 3999**

**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.

## More About this Property

<b>Property ID</b>	357BGCY
<b>Property Type</b>	Townhouse
<b>House Size</b>	141 m2
<b>EER</b>	5.5
<b>Including</b>	Study Air Conditioning Ducted Cooling Ducted Heating Courtyard Roller Blinds Bosch Appliances Timber Carpet Powder Room Astroturf Under Stair Storage Walk-In Robe

### Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | [cclough@ljhgungahlin.com.au](mailto:cclough@ljhgungahlin.com.au)

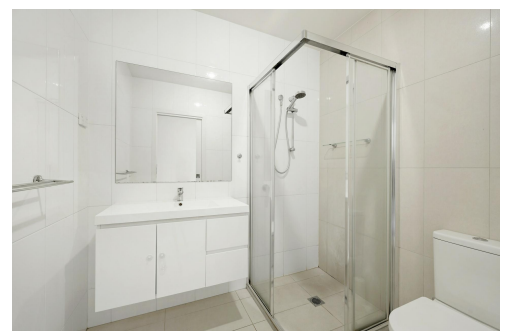
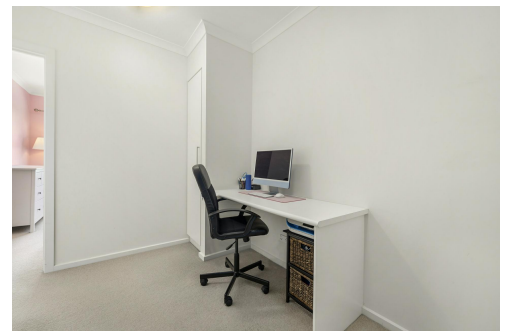
### Steph Hunt 0403 524 615

Sales Associate to Carly Clough | [shunt@ljhgungahlin.com.au](mailto:shunt@ljhgungahlin.com.au)

### LJ Hooker Gungahlin (02) 6213 3999

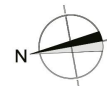
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)



**LJ Hooker Gungahlin**  
**(02) 6213 3999**

**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.



First Floor



Ground Floor

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.

21/161 Stockman Avenue, Lawson

Produced by DIAKRIT