

Affordable Ground Floor, Courtyard apartment. Smart Investment Opportunity in Prime Location or L...



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21/15 Stockman Avenue, Lawson

\$349,000+

This well positioned ground floor apartment presents an excellent opportunity for investors looking to secure a low maintenance property in a high demand area. Located just minutes from Belconnen Town Centre, the University of Canberra, and major transport links, this one bedroom apartment offers strong rental appeal and long term growth potential.

Inside you will discover a generously sized open plan living area, designed to maximise space and natural light. The seamless flow from the living area to the private courtyard provides an inviting indoor-outdoor connection, perfect for enjoying your morning coffee or unwinding after a long day.

The well equipped kitchen and thoughtfully designed layout lead into the spacious bedroom, which offers ample room for relaxation. A full size linen cupboard provides extra storage, ensuring everything has its place. The bathroom is equally impressive, featuring a modern, spacious design for added comfort.

With year round climate control provided by a reverse cycle split system, you'll stay comfortable no matter the season. Secure parking and a storage cage offer practical solutions for everyday living, while the ground floor location adds extra convenience.

Located just minutes from major shopping and dining options, convenient transport links, and

Property ID:	L22755188
Property Type:	Apartment
Building / Floor Area:	63
Open Parking:	1
Land Area:	7028.0 sqm

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the North Canberra Hospital, this apartment is a smart choice for anyone seeking an easy care lifestyle in a prime location. Don't miss out, contact Vic Srbinouski on 0410 583 048 today to arrange a viewing!

Currently leased until September 2025, offering immediate rental income and investment security.

Features:

- One bedroom
- One bathroom
- Assigned secure parking
- Large open living area
- Spacious bathroom
- Reverse cycle split system
- Linen cupboard
- Ground floor
- Courtyard
- Storage cage

Figures:

- Living Size: 63m2 *
- Courtyard: 30m2*
- Rates: \$475.00 per quarter*
- Land Tax: \$556.20 per quarter* (if rented)
- Strata Levies: \$1354.60 per quarter*
- Current rental amount: \$470 per week

*DISCLAIMER

The figures provided are approximate. Raine & Horne endeavours to ensure accuracy in this listing. We do not accept responsibility and disclaim all liabilities for any errors within this advertisement.

Some of the images included in the listing have been virtually staged to help showcase the intended use and true potential of spaces in the home.