

# 48/3 Nevertire Street, Lawson, ACT 2617

## Apartment For Sale

Thursday, 9 January 2025

48/3 Nevertire Street, Lawson, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 73 m2**

**Type: Apartment**



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**\$430,000**

Situated in the ultra-convenient suburb of Lawson is this ready to move in 1-bedroom plus study apartment positioned in the 'Gateway' development. Located directly across the road from the University of Canberra as well as easy access to Westfield Belconnen and the City, this apartment is exceptionally located for both live-in owners and investors alike. This well-designed corner residence offers 58m<sup>2</sup> of open plan living plus a very spacious 15m<sup>2</sup> balcony providing a combined 73m<sup>2</sup> of indoor/outdoor living. Offering superb privacy with a lovely outlook over lush, landscaped gardens and natural bush backdrop, combined with no overlooking residences, the apartment immediately feels like your own urban sanctuary. The modern and highly functional kitchen features stone benchtops, quality Smeg appliances, a large pantry plus an abundance of storage and cupboard space while overlooking the light-filled, open plan living and dining area which is complete with block out curtains, reverse cycle air-conditioning and leafy green outlook. The main bedroom includes full length, mirrored, built-in wardrobes and block out roller blinds, while the addition of the study room provides exceptional versatility and extra space for storage and a work from home set up. The huge bathroom offers a large vanity and oversized shower as well as being conveniently segregated from the living areas of the residence. Vacant and ready for immediate occupation, future residents can enjoy being just minutes to the University of Canberra, the Belconnen Town Centre, North Canberra Hospital and easy access to the City centre while being immersed in natural surroundings with Reservoir Hill a short walk away and Lake Ginninderra just down the road.

Features: - 58m<sup>2</sup> of living - 15m<sup>2</sup> balcony - Exceptionally private corner apartment - Double glazed windows and doors - Smeg kitchen appliances - Additional study room - Mirrored built-in robes in bedroom - Reverse cycle heating and cooling- Block out blinds and curtains - European laundry- 2 basement parking spaces with storage enclosure- Lift and intercom access- Located across the road from University of Canberra precinct- Minutes to Westfield Belconnen and North Canberra Hospital - Easy access to the city centre

Figures: Strata levies: \$3,500 p.a approx Rates: \$1,800 p.a approx Land tax (investors only): \$2,300 p.a approx Built: 2017