

**22/161 Stockman Avenue, Lawson, ACT, 2617**

TIMOTHY R<sup>D</sup>

**Townhouse For Sale**

Friday, 25 October 2024

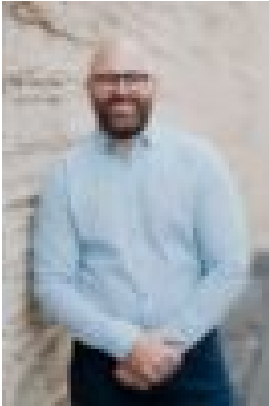
22/161 Stockman Avenue, Lawson, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Tim McInnes  
0401097568



Annabelle McInnes  
0419144208

## Space in the heart

### The road home...

Nestled tranquilly at the end of Stockman Street, this exquisite three-bedroom, ensuite townhouse offers a captivating blend of modern living and serene, rural charm. Framed by enchanting walking paths and picturesque countryside views, this property is a true sanctuary, where the beauty of nature complements the sophistication of contemporary design.

From the moment you arrive, the direct street access and delightful front courtyard set the scene for relaxed conversations with family and friends, bathed in the warmth of the Australian sun. Step inside, and the generous open-plan kitchen and living area welcomes you with soaring ceilings and abundant space, perfect for everyday life. The double garage, featuring internal access and a convenient powder room, adds further practicality to the ground level.

Ascend to the upper level and discover a thoughtfully designed study nook, ideal for remote work or quiet reflection. The master bedroom is a standout, boasting its own additional study nook, a walk-through robe, a private balcony, and a stylish ensuite, offering a true retreat from the hustle and bustle. The remaining bedrooms are equally well-sized and serviced by a striking main bathroom, ensuring comfort and privacy for all.

### The road ahead...

With ducted reverse-cycle heating and cooling, newly installed carpet, and the convenience of an automatic garage door, this townhouse combines luxury with functionality. Evenings are best spent strolling along the nearby walking trails, taking in the stunning sunsets and tranquil surrounds.

Perfectly positioned in Lawson, you're just a short drive from the University of Canberra, Northside Hospital, Westfield Belconnen, and the scenic Lake Ginninderra, offering both convenience and a peaceful lifestyle.

An inspection of this remarkable property is highly recommended.

### Quality features include...

- \* Direct street access
- \* Ducted reverse-cycle heating and cooling,
- \* Newly installed carpet
- \* Double garage, internal access (automatic garage door)
- \* Modern bathroom and kitchen
- \* Spacious open-plan living room
- \* Front courtyard
- \* Study nook
- \* Master bedroom offers walk-through-robe, ensuite, study nook and private balcony
- \* Close proximity to University of Canberra, Northside Hospital, Westfield Belconnen, and Lake Ginninderra

Body corporate - \$646.30 p/q (approx.)

EER - 6

Upper Level: 69.00m<sup>2</sup> (approx.)

Lower Level: 46.00m<sup>2</sup> (approx.)

Garage: 34.13m<sup>2</sup> (approx.)

Total: 149.13m<sup>2</sup> (approx.)