

103/1 Mouat Street, Lyneham, ACT 2602



Apartment For Sale

Thursday, 6 June 2024

103/1 Mouat Street, Lyneham, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 54 m2

Type: Apartment



Jake Battenally
0413313676



Robert Nepomuceno
0432697321

\$420,000

Nestled in the highly sought-after suburb of Lyneham, right in the heart of Canberra's inner north, this top-floor apartment offers an enviable modern urban lifestyle. Its prime location puts you within walking distance of Dickson's diverse dining options and provides easy access to the CBD and major arterial roads, ensuring unparalleled convenience. Currently rented for \$480 per week until 30th June 2024 it is a perfect opportunity for an investor. The apartment features a bright, open-plan design spanning 54sqm of living space. Situated on the top floor, it offers breathtaking views of the nearby playing fields and beyond. The spacious bedroom includes a mirrored built-in robe and direct access to a private balcony. The well-appointed kitchen comes with nearly new appliances, stone benchtops, and plenty of storage. Additional amenities include a laundry area in the bathroom, a split system unit for climate control, a secure parking space, and a lockable storage cage. The complex also offers an indoor lap pool, a fully equipped gym, and a barbecue area within communal gardens-perfect for socialising with friends and family.

Features: Top floor apartment
Currently rented for \$480 per week until 30/06/2024
Open-plan design
Galley kitchen with electric cooking, dishwasher, and ample storage
Spacious bedroom with built-in robe and balcony access
Bathroom with laundry area
Split system unit
Private balcony
Single secure parking space
Storage cage
Prime location

Stats: Living: 54sqm
Balcony: 9sqm
EER: 6.0
Rates: \$1,626 pa
Land Tax: \$1,815 pa
Body Corp: \$1,588 pq

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.