

**145/1 Mouat Street, Lyneham, ACT 2602**

LUTON

**Sold Apartment**

Monday, 14 August 2023

145/1 Mouat Street, Lyneham, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$510,000**

Currently vacant! Rental potential: \$550 - \$560 per week. Nestled comfortably on Level five of the Axis complex, with both cityscape and mountain views, this spacious, open-plan, two-bedroom, one-bathroom apartment with one car space is only a short walk to the renowned Dickson shopping precinct or the 'village style' Lyneham shops. With a heated indoor pool, lush gardens with pergolas and barbeques and a well-equipped gym in the complex it would be easy to enjoy your recreation at home, however with the light rail and public transport at your doorstep you will be tempted to visit the City Centre and surrounds for all your entertainment needs. The added benefits of free visitor parking and lift access make this an attractive place to live for all ages. Close to the Australian National University and a short drive to the University of Canberra, you couldn't ask for a better investment!

- Entrance hallway with floorboards
- Open-plan living with Cityscape views, wall mounted reverse-cycle air-conditioning unit, carpet, sheer curtains and roller blinds plus sliding glass door to balcony
- Balcony has Cityscape views and lighting
- Kitchen has stone bench tops, double sink, pantry, dishwasher, new electric oven, rangehood, electric cooktop and houses the European style laundry with sink, storage and wall mounted dryer
- Main bedroom has roller blinds, carpet, mirrored built-in wardrobe and sliding glass door to balcony
- Bedroom two has lovely view towards mountains with built-in wardrobe, carpet and roller blind
- Bathroom has shower, vanity with storage and toilet
- Linen press
- One car space and storage cage in basement
- Visitor parking
- Lift access
- Secure entry to building

Axis has a 25m heated indoor pool, two barbeque areas with gardens and pergolas, and an oversized gym for residents' use

- Walking distance to Dickson and Lyneham shops, local ovals, public transport including the Light Rail and local schools
- Short drive to City Centre, Belconnen, ANU Campus and University of Canberra, Calvary Hospital and surrounds

Other features:

- EER: 6
- Rates: \$448 p.q. (approx.)
- Strata fees: \$1,651 p.q (approx.)
- Rental Potential: \$550 to \$560 per week
- Land tax: \$533 p.q. (approx.) If rented out
- Apartment size: Internal: 82.4m<sup>2</sup> Balcony: 7.2m<sup>2</sup>
- Total living: 89.6m<sup>2</sup>
- Axis built in: 2012