

175/1 Mouat Street, Lyneham, ACT 2602



Sold Apartment

Monday, 14 August 2023

175/1 Mouat Street, Lyneham, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Mark Larmer And Aaron Lewis
0262091723



Jason El-Khoury
0262091723

\$440,000

This modern 1 bedroom apartment is perfectly positioned on level 8 of the 'Axis' building allowing tree top views across the Lyneham suburb to enjoy the Canberra sunsets. This premium apartment has been fittingly appointed & designed for ease of living. The stylish kitchen is beautifully finished & offers stainless steel appliances, dishwasher & stone bench tops with plenty of space to entertain & cook up a storm. The light filled, open plan living area features floor to ceiling windows & sliding doors that lead directly onto the balcony. The large main bedroom has a built-in wardrobe with sliding mirrored doors and direct access to the balcony. It's just a quick trip in the lift downstairs to enjoy the luxuries of the 20m heated indoor pool and fully equipped gym as well as the BBQ and common areas which are readily awaiting to host your friends and family! Live in owners and tenants alike are sure to appreciate the desirability of this Inner North location. You are a short walk to the Dickson shopping precinct with a vast array of restaurants, cafés and shops whilst Civic is just a 5 minute bus ride or light rail trip down Northbourne Avenue. With a location & facilities like this, every day will feel like a holiday, so make an inspection a priority, we would love to show you through. Features overview: Level 8 with great views to Black Mountain Single level apartment with lift access from basement & ground Large open plan living area with floor to ceiling windows Modern kitchen has stone bench tops & stainless steel appliances including an electric oven and cooktop and integrated dishwasher Bathroom has toilet, huge vanity & a large shower Space saver laundry with dryer Double linen cupboard Fully covered balcony Reverse cycle air conditioning unit in living room (heating and cooling) LED down lights 1 allocated basement car spot Lots of additional visitor parking in the basement and on the ground floor Lock up, Colorbond storage enclosure Intercom access Vacant possession with early access prior to settlement available Flexible settlement options AXIS Development features: Indoor heated pool, gymnasium & barbeque area Lots of visitor car parks both on the ground level and in the basement NBN - fibre to the building Cabled for broadband & pay TV Bike storage areas in basement On site building manager Centralised gas hot water system Pets welcome (subject to body corporate notification & approval) The Location: 2 minute walk to Mouat light rail station 5 minute walk to Dickson town centre 6 minute drive to Canberra CBD Easy drive, bike, scooter, or light rail commute to the ANU Close to the Lyneham hockey centre, tennis courts, Next Gen Health Club & Yowani Golf Course The Numbers: Unit size: 57m² Balcony size: 13m² Total size: 70m² Level: 8 Age of unit: 11 years (built 2012) General Rates: \$1,739 p.a. Water & sewerage rates: \$670 p.a. Land Tax (investors only): \$2,031 p.a. Body corporate levies: \$5,436 p.a. Rental Potential: \$450-\$480 /week EER: 6 stars Current Admin and Sinking fund balance \$2,066,701 as of 20/06/2023 Units Plan 3704 with 350 units, managed by Bright & Duggan The Offer Process: To help buyers on value, we advertise a guide price which your offer must exceed. Offers can be subject to finance or unconditional and on a contract (preferred). Offers are confidential & will not be disclosed to other buyers for privacy purposes. A 5% deposit is acceptable via eft just prior to exchange of contracts. We have a solicitor pre-allocated to provide a FREE contract review and section 17 if required.