

179/1 Mouat Street, Lyneham, ACT 2602

STONE

Apartment For Sale

Thursday, 15 February 2024

179/1 Mouat Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 72 m2

Type: Apartment



Sam Dyne
0262538220

\$499,000+

Claim your place in the most well-situated apartments in Canberra's inner-North with this 2-bedroom apartment in the esteemed Axis complex. With freshly painted white walls, a consistent semi-modern style and floor-to-ceiling windows towards the balcony, this home invites a bright atmosphere from natural light and clean design. Featuring a parallel kitchen open towards the dining-living area, this unit provides a balanced floorplan for an easy day-to-day. With a wide balcony accessible from this shared space and bedroom 1, there is plenty of place for everyone, whether for work, leisure or entertainment. Within the Axis apartment complex, residents have access to its resort-style amenities. This includes your outdoor entertaining areas with BBQ facilities. An indoor gym and swimming pool are also available, altogether providing your quality apartment experience for any occasion. Only a minute's drive or walking distance into the Dickson Shops, residents can quickly establish routine with the nearby shops, restaurants and transport options. This features the Canberra Light Rail that provides easy access to Gungahlin and the City. Schools such as Lyneham High School, Brindabella College and Lyneham Primary also make this location ideal for younger families. Down the road as well are outdoor and active opportunities such as ovals, walking paths, the sporting courts and gyms just a short drive down the road.

Features Overview:- East facing- Single level floorplan- Located a short walk or drive away from Dickson Shops for shops, restaurants, transport options, schools and outdoor activity opportunities- NBN connected with Fibre to the Node (FTTN)- Age: 13 years (built in 2011)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 72 sqm- Balcony: 16 sqm- Total residence: 88 sqm

Prices:- Strata levies/Community title: \$1,411.54 per quarter- Rates: \$720.80 per quarter- Land Tax (Investors only): \$1,189.45 per quarter- Rental Estimate: \$550 - \$570 per week

Inside:- Shared living-dining area- Freshly painted throughout- Black-out roman blinds- Floor-to-ceiling windows towards balcony for natural light- Parallel kitchen layout- Split system reverse cycle air conditioning to the living room- Ample storage space throughout

Outside:- Wide balcony, accessible from living room and bedroom 1- Within Axis complex: outdoor entertaining areas, BBQ facilities, indoor gym and swimming pool- Underground parking space

Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a review outside of these times please email us at: samdyne@stonerealestate.com.au.

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