

17c/62 Wattle Street, Lyneham, ACT 2602

home by holly

Sold Apartment

Thursday, 10 August 2023

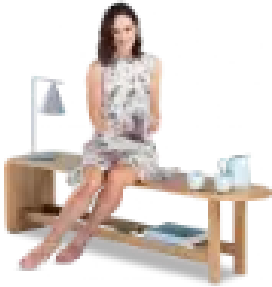
17c/62 Wattle Street, Lyneham, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Ash Costello
0491850701



Sally Strang + Ash Costello
0491850701

\$355,000

#soldbyash #soldbysally \$355,000 If you're familiar with Lyneham, then no doubt you already love the location! Take a short stroll to find delicious morning coffee at the Front Cafe, evening drinks at Tilly's or sunset walks around the Wetlands. The local shops, Clay at Midtown, O'Connor Ridge, and the Dickson strip are all within arm's reach. Connecting directly through your back gate, access to the light rail and bike paths will lead you straight to the city. Everything feels like it's on your doorstep on Wattle Street. The 'Acacia Gardens', an established complex, is one of the earlier builds on Wattle Street when Lyneham was finding its new identity as an emerging cosmopolitan inner-city precinct. Benefitting from 'old school' design of generous common areas and solid construction, the lifestyle on offer is enhanced with the recently developed communal veggie gardens, chook run and fruit trees. There is plenty to do if you have a green thumb and want to get involved, or you can just sit back and enjoy the outdoor spaces. The leafy tree lined streets and quiet position on the top floor of the complex delivers a light-filled one bedroom apartment with a functional floor plan and modern amenity. Open plan living connects with a sunny balcony terrace boasting private views out to gorgeous gumtrees. The separation of living and bedroom with renovated kitchen, is just one of the many attributes of this apartment. features.. updated top floor apartment in 'Acacia Gardens' complex with views to Black Mountain from the front balcony. lovely quiet location with very limited noise considering the central location, you'll hear more from the cockatoos than the neighbours. fresh, neutral tones throughout. light-filled living spaces benefitting from the East aspect. private views over gorgeous gumtrees. sunny balcony overlooking communal gardens. renovated kitchen with electric cooktop, washing machine and plenty of storage. neat and tidy bathroom with bathtub. main bedroom with built-in robe. communal gardens with veggie boxes, fruit trees and chook run. ideal lifestyle opportunity within walking distance to wetlands, O'Connor ridge, local shops cafes and bars. 5 minute walk to the Lyneham shops which offers an IGA, takeaways, bakery, butcher, chemist and plenty of good eateries – including the Canberra classic Tilly's Devine Café, perfect for morning coffees or afternoon drinks and watching the world go by. 15 minutes from the busy Duxton pub in O'Connor, Edgars in Ainslie and then the array of eateries, cafes and shops in the bustling Braddon. proximity to the Australian National University and also within walking distance to Canberra's main stadium at the AIS. easy access to public transport and the newly developed tram. perfect opportunity for first home buyers and investors. approx. rental estimate \$420-\$450 per week Living Size - 41m2 approx. EER - 0 Balcony - 13m2 approx. Year built - 1972 approx. Body corporate - \$693.54 per quarter approx. Rates - \$519 per quarter approx.