

19B/60 Wattle Street, Lyneham, ACT 2602



Apartment For Sale

Friday, 3 May 2024

19B/60 Wattle Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Tom Ellis

0412622006



Ashleigh Curtis

0262886277

\$405,000

This ground floor two bedroom apartment is located in a highly sought after location only minutes' walk from the conveniences of the Lyneham shopping centre and the MacArthur Avenue light rail station! With easy access directly into the city centre and the ANU this location has always been popular with both investors and live in owners. Not only would the new occupant benefit from the close proximity to the easy-care lifestyle of the shops and restaurants nearby they would also be perfectly positioned to enjoy the abundance of open parkland and sporting fields in the district. The apartment has been well maintained and features modern flooring, a renovated shower, double roll-a-blinds and a large workbench adjoining the kitchen. A cosy balcony opens off the main bedroom. It is move in ready for the new owners to move straight in or for investors to rent straight out. There is plenty of off-street parking and the apartment comes with its own single carport. Features include:- Ground floor position- Modern flooring- Renovated shower- Double blinds- Single carport- Built in cupboards- Combined laundry bathroom- Short stroll to light rail- Walk so shops and restaurants- Close to ANU & city centre
General Rates: \$2,184pa approx
Land Tax: \$2,702pa approx (if rented)
Strata Levies: \$3,431pa approx
Residence: 52sqm approx
Balcony: 3sqm approx
Rental guide: \$465pw approx