

204/1 Mouat Street, Lyneham, ACT 2602



Sold Apartment

Saturday, 17 February 2024

204/1 Mouat Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$680,000

Located away from Mouat Street and on the quiet side of the building closer to Oliver Street, this two story townhouse is very rare and unique. Most of the properties in the AXIS development are units however Number 204 is a townhouse and sits in a small building with no other units above it, plus it offers direct street access to the courtyard, and excellent privacy with no other units looking in. Love fresh air? Then open the double doors to the courtyard and say, "Hello fresh air and good morning sunshine!" Live in owners and tenants alike are sure to appreciate the high 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 and with the light rail at your doorstep, Civic is just a 5 minute trip down Northbourne Avenue. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This apartment makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you. Buyers will love:

- Townhouse living
- Located away from Mouat Street and on the quiet side of the building off Oliver Street
- Two story townhouse, with no other units above
- Excellent privacy with no other units looking in
- Direct street access from the courtyard – great for those that want to walk the dog or park their bike
- Large courtyard with planter box and lovely flowering tree so you'll always know what it season it is
- The planter box is a great area for those that want to have some veggies or herb garden
- Available with vacant possession and flexible settlement options
- Early access prior to settlement available

Features overview:

- Modern kitchen has stone bench tops & stainless steel appliances including an electric oven and cooktop, 2 x pantries so you never go hungry, integrated dishwasher and rangehood
- Both bedrooms can house a king size bed and feature floor to ceiling windows and views into the established trees
- Separate laundry room with dryer, linen cupboard and third toilet downstairs
- Large open plan living area
- Reverse cycle air conditioning units in the living room, plus bedroom 1
- Block out curtains plus sheer curtains also
- Double sliding glass and screen doors to the courtyard to welcome in the fresh air
- Bedroom 1 is simply huge. It can easily fit a king size bed and still house additional furniture, plus it boasts a large walk in robe and ensuite
- Upstairs has a small corridor that would be great a place for bookshelves or additional storage options. There are some open shelves there too
- The large main bathroom is located close to bedroom 2 for added convenience
- 2 side by side allocated basement car spots right next to the entrance to the car park
- Lock up, colour bond storage enclosure (bigger than most)

AXIS Development features:

- EV car charging x 3 in the basement
- 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
- On site building manager
- Centralised gas hot water system
- Pets welcome (subject to body corporate notification & approval)

The Location:

- 300m walk to Dickson light rail station
- 700m walk to Dickson town centre
- 5km drive to Canberra CBD
- Easy drive, bike, scooter, or light rail commute to the ANU
- Close to the Lyneham shops, hockey centre, tennis courts, Next Gen Health Club & Yowani Golf Course

The Numbers:

- Living size: 108m²
- Courtyard size: 29m²
- Total: 137m²
- Age of unit: 11 years (built 2012)
- Water & sewerage rates: \$670 p.a.
- General Rates: \$1,933 p.a.
- Land Tax (investors only): \$2,323 p.a.
- Body corporate levies: \$7,318 p.a.
- Rental Potential: \$680/week
- EER: 5 stars. With the potential to make it 6 stars simply by adding heavy drapes and pelmets
- Current Admin and Sinking fund balance \$2,209,661 as of 10/01/2024
- Units Plan 3704 with 350 units, managed by Signature Strata

To Help Buyers

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor pre-allocated to provide a FREE contract review and section 17 if required
- All offers are confidential & will not disclosed to other buyers for privacy purposes
- A 5% deposit is acceptable