

**293/1 Mouat Street, Lyneham, ACT 2602**



**Unit For Sale**

Friday, 12 April 2024

293/1 Mouat Street, Lyneham, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Tammy Bush  
0409654931

**\$499,000+**

Located within the 'Axis' development in the heart of Lyneham, enjoy the convenience of living just moments from popular bars, cafes and shopping facilities with the added benefit of the light rail being on your doorstep taking you directly to Canberra CBD. Get ready to be impressed by the open plan living area, providing the perfect place to relax in peace and comfort all year round. Enjoy great natural lighting with floor to ceiling windows in the living area. The living space extends onto the generous balcony, providing you with additional space for entertaining friends and family. The spacious bedrooms deliver you a wealth of space to come home and relax. With built-in robes, quality carpets and fantastic lighting, this home will be ideal for any student looking to reside close to ANU or suit anyone who works from home. The modern bathroom services both bedrooms and represents a sleek design with a modern vanity, stone sink top and sizeable shower. On evenings when you're not out experiencing the various restaurants and bars close by, the high-end kitchen offers you a series of first-class inclusions combined with an efficient space to cook all those homemade meals to perfection. With stone bench-tops, stainless steel appliances, dishwasher, and ample pantry space, there is plenty to delight any aspiring MasterChef to cook all those homemade meals to delight. Enjoy the resort like amenities offered to you within the complex to ensure year-long relaxation. The beautifully landscaped communal gardens, lap pool and barbeque areas also serve as the ideal social space to enjoy an afternoon in the sun relaxing with family and friends. Ideal for any live-in owner looking to take advantage of this prominent location, a first home buyer looking to enter the market, or the astute investor looking to add a property to their portfolio, this property ticks all the boxes to suit any lifestyle. Features: • Reverse cycle heating & cooling • Gas hot water • Stainless steel appliances • Intercom access • Underground parking with storage cage • Open plan design • Fully equipped gymnasium • Indoor 25m lap pool • Stone benchtops to kitchen and bathroom • Proximity to Dickson and Lyneham Shops • Light rail at side of complex Essentials: • EER: 6 • Living size: 76.9m<sup>2</sup> • Rates: \$499 p.q • Land tax: \$544.36 p.q • Strata Company: Signature Strata • Strata Levies: \$1,547.19 p.q • Age: 14 years (built in 2010) • Rental Estimate: \$520 - \$570