

308/1 Mouat Street, Lyneham, ACT 2602



Unit For Sale

Thursday, 10 August 2023

308/1 Mouat Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Mehri Roses

0262967077

\$665,000

Live a life of ease in a versatile two-bedroom, two-bathroom apartment that's just around the corner from all your sports and leisure needs. At 308/1 Mouat Street, you could enjoy dinner on Lonsdale St, play tennis at the Lyneham courts, catch a movie at Dendy cinemas and do the weekly shop at Haig Park markets on Sunday's. Upon entry, the apartment is bright and welcoming thanks to the large front window that fills the living space with natural light. You'll be delighted by the spacious open plan living area where two big windows either side of double doors let in that sought after north aspect light. The modern, functional kitchen with stone counter tops, electric cooktop, oven, dishwasher, spot for a large refrigerator and storage for the air-fryer, Mixmaster and maybe that new pasta maker you've had your eye on. The main bedroom has a spacious walk-in robe and ensuite. The world is your oyster with one other bedrooms with one boasting an ensuite, and both with built-in mirrored robes. The complex features an indoor lap pool, fully equipped gym and landscaped barbecue and communal gardens area, providing you with the perfect place to gather with friends or family members. The unit is complete with secure basement car parking, a lockable storage shed and ample visitors carpark. Lyneham is a coveted suburb situated in the heart of Canberra's dynamic inner-north, serving up a fabulous modern urban lifestyle. Ample green spaces, shared bike and walking paths, and beautiful street trees create a tranquil village experience just a stone's throw from the CBD and ANU. It is an easy stroll to the Dickson precinct with its array of international cuisine. Lyneham shops is close to hand, home to The Front gallery and café, for great food and live music events and the famous Tilley's, for long brunches in the sun or Saturday Jazz nights. And not to forget, Choku Bai Jo/The Farmers Outlet at nearby North Lyneham and the Capital Region Farmers market down the road at EPIC. O'Connor shops are also handy as well as the dynamic Braddon precinct. The home is close to schools and transport, including the light rail. Features.- Modern and spacious two bedroom apartment in well regarded 'Axis' complex - Generous open plan lounge and dining with North facing windows and reverse cycle split system- North facing private front balcony with lovely views - Spacious kitchen with stone benchtops, electric cooktop, dishwasher, and good storage - Master bedroom with walk-in robe and ensuite - Second master with built-in robe- Good size main bathroom with European laundry - Good storage throughout- Indoor heated lap pool and BBQ area - Two car spaces in secure basement car park with storage cage and plenty of visitor parking - 24/7 video surveillance.- Cycle (15 mins) or walk (30 mins) to Braddon to visit the Haig Park markets on a Sunday morning- 5 minute drive will take you to the nature trails of Mt Majura, Ainslie or Black Mountain- Extensive walking trails around Bruce / Lyneham ridge or head to the O'Connor tennis courts for a ball hit - Catch the Light Rail to work or to go to dinner in the city without needing to find a park- Surrounded by green spaces, with Southwell Park Ovals across the road, and the green belt behind the street merging with the school ovals - Walk to Lyneham Primary without crossing a road, or stroll down to Lyneham High School in just 350m.- Stroll around the pond at the end of the street to see the ducks and birds- Cycle to ANU for a music gig or catch an e-scooter to the RUC for an afternoon of bowls in summerEER: 6Living size: 88m2Land rates: \$479 pq (approx)Body Corporate: \$1,790.23 pq (approxCall me for an inspection now