

313/1 Mouat Street, Lyneham, ACT 2602



Sold Apartment

Friday, 15 September 2023

313/1 Mouat Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$750,000

Conveniently located in the highly sought after 'Axis' complex, this large, single level, 2 bedroom ensuite apartment features an impressive 107m² of internal living space plus 30m² of covered balcony space. Perfectly positioned high up on level 9 you will enjoy views to Mount Majura and the Lyneham playing fields as well as being a quick walk to the Lyneham & Dickson shops. Just 5 minutes' drive to the City or keep your car at home & hop on the tram – the location of this abode is a stand out. The modern kitchen is beautifully finished & offers stainless steel appliances, dishwasher & stone bench tops with plenty of space to entertain & cook up a storm. The light filled, expansive open plan living area features floor to ceiling windows & sliding doors that lead directly onto the huge 30m² north facing balcony. With enough room to create an entertaining area with BBQ, dining table & additional greenery with pots & plants, the outdoor balcony acts an extension to your living areas. The two bedrooms are both generous in size, with bedroom 1 opening onto the main entertaining balcony & also featuring a generous walk-in robe which leads through to a private ensuite with extra-large shower & vanity with dual sinks and stone bench tops. Bedroom 2 features mirrored built in robes & also opens out onto a separate private balcony as well as having ensuite-style access to the 2-way bathroom which offers a shower, toilet & vanity with stone tops. There is intercom access to the building for your guests & restricted entry to your 2 side by side allocated basement parking spaces & lockable storage enclosure. The complex also includes barbecue facilities in the common areas, a heated indoor lap pool & a fully equipped gym to help you stay fit all through the year. With a location & facilities like this, every day will feel like a holiday, so come for a visit we would love to show you through. Benefits for investors – early access is also available to your property manager so tenants can view the unit and be pre-signed prior to settlement meaning no vacancy and an income stream from day 1. Benefits for live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen so you can be living in your new home prior to settlement. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features overview: Level 9, North facing aspect Uninterrupted views towards Mount Majura and over Lyneham playing fields/Southwell Park Single level apartment with lift access from basement carpark & ground (no stairs to negotiate) Large open plan living area with floor to ceiling windows and sliding door access to balcony Modern kitchen has stone bench tops & stainless-steel appliances including an electric oven and cooktop, rangehood and dishwasher (fridge also included with sale) Bedroom 1 has a walk through robe to the ensuite and sliding door access to main balcony Bedroom 2 has full height, 3-door sliding, mirrored robe and sliding door access to separate balcony 2-way, ensuite-style main bathroom accessible from 2nd bedroom Reverse cycle air conditioning units located in living room & main bedroom (heating and cooling) Space saver laundry located out of the way in the kitchen with washing machine & dryer included Double linen cupboard Halogen down lights throughout Fully covered balcony with elevated outlook to the North 2 allocated, side by side car spots in restricted entry basement Lock up, Colorbond storage enclosure at rear of car spaces Lots of additional visitor parking in the restricted access basement and on the ground level Voice intercom access for guests Complex includes indoor heated pool, gymnasium & barbeque area On site building manager Pets welcome (subject to body corporate notification & approval) Vacant possession and available for immediate occupation Early access prior to settlement available if you need to move in quickly Flexible settlement options if you want, or need, to sell another property as part of the purchase

The Numbers: living size: 107m² Balconies: 30m² Age of development: 11 years (built 2012) Level in building: 9 of 11 General Rates: \$1,950 p.a. Water & sewerage rates: \$740 p.a. Land Tax (investors only): \$2,347 p.a. Strata levies: \$7,527 p.a. Rental potential: \$650/week EER: 6 out of 6 stars Current admin fund balance as of 04/09/2023: \$314,147 Current sinking fund balance as of 04/09/2023: \$1,743,637 Units Plan number: 3704 Number of units in Axis development: 350 units over 3 distinct, separate buildings Strata manager: Signature Strata – phone (02) 61850347 Builder/developer: Morris Property Group The Location: 100m to Mouat St light rail station 500m to Dickson shopping centre Less than 5km to Canberra CBD Easy drive, bike, scooter, or light rail commute to the ANU Less than 1 km to the Lyneham hockey centre, tennis courts, Next Gen Health Club & Yowani Golf Course

The Offer Process: To help buyers on value, we advertise a guide price which your offer must exceed Offers can be subject to finance or unconditional and on a contract (preferred) Offers are confidential & will not be disclosed to other buyers for privacy purposes A 5% deposit is acceptable via eft just prior to exchange of contracts We have a solicitor allocated who can provide a FREE contract review and a Section 17 if you wish to waive your cooling off and exchange faster