

**33/193 Mouat Street, Lyneham, ACT 2602**



**Sold Apartment**

Friday, 11 August 2023

33/193 Mouat Street, Lyneham, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

**\$715,000**

Auction - on-site - Saturday, August 5 at 11:30am. Beautifully presented and on the first floor of the highly sought Elan complex, this stunning single-level two-bedroom ensuite apartment sets the standard for inner north apartments and is presented to the market with vacant possession and ready for you to call home! Apartments in Elan are known for not only the quality of the build but also their size and apartment 33 is no exception. With over 95 square metres of living space, you will love the segregated living areas, bedrooms with built in robes, ensuite, large kitchen with excellent storage, stone bench tops and Bosch appliances, split system reverse-cycle air conditioners in all bedrooms and living room as well as a sunny, private north facing balcony off the dining room to enjoy all year round. The complex boasts resort-style facilities with residents enjoying exclusive use of an inviting swimming pool and communal BBQ area surrounded by landscaped gardens, communal vegetable patches as well as solar panels to keep your electricity costs to a minimum. You will love this city-edge living and enjoy the lifestyle benefits of being just a quick stroll to the Lyneham shops, the Old Canberra Inn, the Dickson shopping & restaurant precinct, light rail, NextGen health club, Yowani Country Club, O'Connor Ridge and a short bike ride or drive to ANU, AIS, Calvary Hospital and the City Centre as well as being in the catchment area for Lyneham Primary & High Schools and Brindabella Christian College; it really is the perfect Inner North lifestyle! Features: Separate living areas Two large bedrooms both with built in robes Bathroom with shower over bath combination Ensuite Stylish modern kitchen with Bosch appliances European laundry New carpet throughout North facing balcony Split system reverse-cycle air conditioning Secure basement car parking and storage Crimsafe doors Swimming pool and BBQ area Beautifully landscaped gardens Close to Lyneham shops and schools Solar power