

# 331/1 Mouat Street, Lyneham, ACT 2602

## Apartment For Sale

Thursday, 16 May 2024

 BASTION  
PROPERTY GROUP

331/1 Mouat Street, Lyneham, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 89 m2**

**Type: Apartment**



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**\$499,000+**

Experience the epitome of contemporary urban living at Axis Apartments, ideally situated in the bustling heart of Lyneham. This premier development seamlessly merges with the city's vibrant initiatives, providing residents with unparalleled convenience just moments away from Dickson central, the efficient light rail system, chic bars, cafes, and the tranquil green spaces that define the area. Step into an impeccably maintained 1-bedroom plus study apartment, thoughtfully designed to maximize space and functionality. The expansive open-plan layout effortlessly combines the living, dining, and kitchen areas, leading onto an oversized balcony that serves as an ideal spot for basking in sunny evenings while relishing picturesque views of Canberra City's lush greenery. Enjoy an array of modern amenities designed for comfort and convenience, including floor-to-ceiling windows with screen doors, a generously sized study suitable for remote work or use as a second bedroom, a built-in robe in the bedroom, and a split-system heating and cooling system for year-round comfort. With 85 square meters of internal living space complemented by a 14 square meter balcony, there's ample room to relax and entertain. Additionally, each apartment comes with a single allocated car space for hassle-free parking. Residents also have access to communal gardens, a refreshing pool, and a fully-equipped gym, providing opportunities for leisure and recreation without leaving the premises. Axis Apartments redefine urban living, offering a perfect blend of luxury, convenience, and community in the heart of Canberra's vibrant landscape.

- Floor to ceiling windows with screen doors to living and bedroom
- Sizeable study to work from home or use as a second bedroom
- Built in robe to bedroom
- Split system heating and cooling
- 85sqm internal living, plus 14 sqm balcony
- Single allocated car space
- Communal gardens, pool and gym
- Rates: \$453 p.q. (approx.)
- Land Tax (investment only): \$538 p.q (approx.)
- Body Corporate: \$1,599 p.q (approx.)
- Currently tenanted until July 2024 for \$565 per week.

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