

**36/15 Fox Place, Lyneham, ACT 2602**



**Sold Apartment**

Friday, 22 March 2024

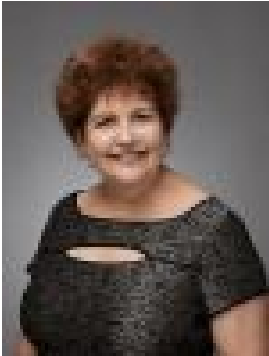
36/15 Fox Place, Lyneham, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$491,000**

A savvy buyer will know there are many one bedroom apartments available in Canberra, however, this one has a serene green outlook from your verandah, not looking at other buildings. Beautifully located in a leafy green quiet cul-de-sac just a short walk to the Lyneham Wetlands, shops and all inner city facilities. The location itself is incredibly rare. This apartment is located with its own stairwell consisting of only three other neighbours in the well regarded Renard complex. The apartment is awash with natural light, a well-proportioned north-facing living area and a neutral décor throughout. The generous sized kitchen has plenty of bench space and quality fittings for all your entertaining desires. The balcony offers a relaxed outdoor setting for visitors throughout the year. The king size master bedroom has a large built-in robe and ensuite. For visitors, the ensuite has two-door access easily closed off from your bedroom. The complex itself is designed as a beautiful park setting, within multiple two storey buildings, each consisting of a small number of apartments. No high-rise living here. Offering privacy, security and tranquility in a quiet street, this apartment is sure to please first home owners or investors, or those wishing to have a base in Canberra. The enclosed park across the road at the end of the cul-de-sac is very private and perfect for the local community if you have young visitors who want to run around close by. As well, you have the magnificent Lyneham Wetlands only 100m away at the end of the street. No need to spend hours on a weekend with a huge yard while you have so much picturesque garden scenery just outside your doorsteps.

**Features:** 2007 construction  
Cul-de-sac location  
First floor of two storey building  
Quiet two storey complex spread across leafy grounds  
Stairwell of only four apartments  
Kitchen with stone benchtop and quality stainless steel appliances  
North-facing balcony from living area  
Abundant sunlight with extensive windows and glass doors  
King sized bedroom with built-in robe  
Ensuite two-way bathroom with stone benchtop  
Bath and shower  
European style laundry  
Storage room  
Secure entry to building  
Undercover secure car parking  
Small enclosed park across the road  
4 minutes walking to Lyneham Shops  
15 minute walk to Dickson Shopping Precinct  
500m walk to the Light Rail  
Bike pathways and many transport options  
Close to ANU and short bus ride to Uni of Canberra  
Pet friendly apartment complex  
15 visitor car parks under cover  
Parks for picnics or exercise close by  
15 Year Sinking Fund Plan from September 2021  
EER 6  
Rates: \$445 pq  
Body Corporate: \$871.10 pq  
WS&S: \$181 pq  
Living: 53m<sup>2</sup>  
Balcony: 8m<sup>2</sup>  
Car Park: 13m<sup>2</sup>  
Storage: 2m<sup>2</sup>  
All figures and measurements are approximate.