

**37/22 Archibald Street, Lyneham, ACT 2602**



**Unit For Sale**

Sunday, 10 March 2024

37/22 Archibald Street, Lyneham, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Unit**



Stephen Bunday  
0416014431



Brenden Mowat  
0430403801

**\$430,000+**

This super neat ground floor apartment, quietly tucked away in the highly sought after Inner North, is an ideal opportunity for first home buyers and savvy investors alike. Inside you will discover a spacious, open plan living space, featuring a large, updated kitchen with abundant bench space and storage. Both bedrooms have built-in-robos and are serviced by the main bathroom which conveniently houses a European laundry. There is reverse-cycle air conditioning to keep you comfortable year-round. A quaint private courtyard with a discreet entrance, flows from the main living space and provides the perfect setting for your morning coffee or afternoon drink. There is an allocated car space and ample visitor car parking available. Located within walking distance to both the Dickson and Lyneham shops, as well as public transport, multiple parks and a host of other amenities, this is a superbly convenient location. With Canberra's enviable network of bike paths practically at the end of your driveway, you're also just 15 minutes ride from Civic and ANU. And if you're looking for a great bite to eat and a cold drink, the historic Old Canberra Inn is barely more than a stone's throw from your front door. Don't miss your opportunity to secure a slice of the Inner North, come check it out today! At a glance;

- ☑ Ground floor apartment
- ☑ Private front courtyard
- ☑ Single car port and ample visitor parking
- ☑ European laundry
- ☑ Open plan living area
- ☑ Updated kitchen
- ☑ Built-in-robos to both bedrooms
- ☑ Reverse-cycle air conditioning
- ☑ 1-minute walk to the Old Canberra Inn
- ☑ 2-minute drive to Lyneham Shops
- ☑ 4-minute drive to Dickson Town Centre