

**39/22 Archibald Street, Lyneham, ACT 2602**

LUTON

**Sold Apartment**

Friday, 1 March 2024

39/22 Archibald Street, Lyneham, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Apartment**



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## Contact agent

Ideally positioned in a highly desirable, Inner North location, this inviting single-level ground floor two bedroom apartment presents the splendid opportunity for the astute first home buyer, budget-conscious downsizer or the prudent investor looking for a quality addition to their investment portfolio. Offering open-plan living areas with access to a private paved courtyard, two generously-sized bedrooms both with built-in mirrored wardrobes, well-appointed kitchen with breakfast bar and bright bathroom with European style laundry facility. The location means you can use the overpass to stroll to North Lyneham shops to take advantage of all the amenities there or take a short walk to Lyneham shops and enjoy coffee at the iconic Tilley's Café. Also nearby are Dickson's bustling commercial/restaurant precinct, Next Gen Fitness centre, Canberra Tennis World and the National Hockey Centre along with the Light Rail from Civic to Gungahlin. All ages and stages of private and public schooling are within easy reach and there are plenty of scenic cycle routes to the City Centre, Belconnen, ANU and the University of Canberra. Location, Liveability and lifestyle all in a neat package - this is a must see property. FEATURES INCLUDE:-\* Single-level ground floor two bedroom apartment\* Attractively landscaped and well maintained complex\* Open-plan living and dining areas with luxury vinyl plank flooring\* Professionally repainted throughout\* Private courtyard leading off living area\* Large well-appointed kitchen with ample storage/bench space, breakfast bar and near new appliances\* Split-system reverse-cycle air-conditioner \* Two generously-sized bedrooms with built-in mirrored wardrobes\* Bright bathroom incorporating European-style laundry - (washer and dryer included)\* High 6 star EER - Energy Efficiency Rating \* Allocated undercover car space supplemented by plenty of additional visitor parking\* Short walking distance to local shops, cafes and restaurants\* Close to Dickson centre and Light Rail station\* Bus and main transport routes nearby\* Easy access to Civic, ANU and UC\* Unit 39 "Fairway Park" Unit Plan 682\* Body corporate levies including sinking fund contribution - \$725.69 p/q\* Rates \$424 p/qHi