

41C/58 Wattle Street, Lyneham, ACT 2602



Apartment For Sale

Thursday, 9 November 2023

41C/58 Wattle Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Sebastian Gutierrez
0261736300



Joshua Gutierrez
0431674662

\$399,000 +

The Corin and Cotter complex is ideally located. A few minutes walk to the Lyneham shops, a stroll to the light rail, catch a bus across the street, or ride your bike to the Dickson shopping complex. Pre-schools, Lyneham Primary and high Schools, Australian National University and Canberra University are easily accessible from Wattle Street. This two-bedroom unit represents fabulous buying in the inner north of Canberra. Each bedroom has a built-in wardrobe, the kitchen has been renovated, as has the bathroom. The open plan living area and modern kitchen has vinyl flooring with carpet in the bedrooms. Located on the ground floor, there is a leafy outlook from each of the windows. The Antique White USA paint palette provides a light and welcoming ambiance. Buying or investing, the unit covers both bases due to the functional layout and its position. The complex is a very solid construction and the Executive Committee and Strata Managers have been very active in overseeing the management of the site. Features: • Renovated kitchen • Open-plan living and kitchen area • Two bedrooms both with built-in wardrobes • Combined bathroom with laundry area • Full brick construction • Single carport and bicycle shed • Convenient location • Walking distance to the Macarthur Avenue light rail stop • Close to Lyneham shops and cafes • Ride to the ANU, University of Canberra, Dickson and City shopping precincts Key figures: Living area: 52m² Courtyard area: 2.8m² Body Corporate: \$3,370 p.a (approx.) Rates: \$2,183 p.a (approx.) Land Tax: \$2,717 p.a (approx.) (if rented) Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.