

47/58-60 Wattle Street, Lyneham, ACT 2602

Sold Apartment

Friday, 11 August 2023

Canberry.

Live Where You Love

47/58-60 Wattle Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 52 m2

Type: Apartment

\$412,000

Lyneham is one of those lovely leafy Inner North suburbs just 4km from the heart of Canberra City. What you will love is the perfect opportunity to purchase this two-bedroom apartment in this thriving location that represents great value to both first home buyers and the astute investor. Our owner is very motivated to sell this light and bright apartment that has been very well maintained and has recently been repainted throughout. Offering a practical layout with combined lounge and dining, the spacious kitchen with sit up breakfast bar was renovated within the last 3 years. Both bedrooms are generous in size and offer built in robes, the main bedroom providing a small balcony. The bathroom has the laundry incorporated and the dryer is included in the sale of the property. The current lease on the apartment is now periodical and the tenants are paying \$395 per week offering the astute investor a 4.6% gross return. If you love your coffee or a lazy Sunday brunch, then enjoy just a short walk down to the iconic Tilley's Devine Café, The Front or VINAUS Café and Takeaway. With easy living on offer the Lyneham Shops also includes an IGA, Capital Chemist, Embassy Dentist, YourGP@Lyneham Australia Post, Brumbys Bakery, Foundation Beauty Therapy, explore the bookshelves at Book Lore for that next great read and so much more. Walk to Dickson, jump on the Light Rail, it's all part of the great lifestyle on offer. Don't miss this great opportunity and come home and live where you love. A great lifestyle is on offer. At a glance....

- 2nd floor apartment
- 2 bedrooms with built in robes
- Combined living and dining
- Near new kitchen with sit up breakfast bar
- Bathroom with laundry incorporated includes dryer
- Master bedroom with small balcony
- Light and bright apartment with leafy outlook to common area gardens
- One allocated carport
- A short walk to Lyneham shops with cafes and day to day amenities
- Dickson within easy reach
- Good access to public transport including Light Rail

Love the Location

- Within 5 minute walk to Lyneham shops
- Within 2 minute drive to Lyneham shops
- Within 15 minute walk to Dickson shops and Light Rail
- Within 4 minute drive to Dickson shops
- Within 6 minute drive to Canberra City

Property Details

EER: 3.0
UP: 046
Property Size: 60m² + balcony 14m² (approx.)
Rates: \$524.00 per quarter (approx.)
Strata Fees - Admin Fund: \$592.01 per quarter (approx.)
Strata Fees Sinking Fund: \$242.34 per quarter (approx.)
Land Tax (if rented): \$628.58 per quarter (approx.)
Heating/Cooling: N/A

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