

54/1 Mouat Street, Lyneham, ACT 2602



Sold Apartment

Friday, 27 October 2023

54/1 Mouat Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 72 m2

Type: Apartment



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\$518,000

This stunning 2-bedroom, 1-bathroom apartment located on level 6, is now available for sale and unlikely to be on the market long. Perfectly positioned in the sought-after suburb of Lyneham, this property offers easy access to a range of amenities. It really is the perfect property for those seeking a comfortable and stylish urban lifestyle. With 72sqm of living, 54/1 offers generous proportions and a very practical and spacious floorplan. The open-plan layout creates a seamless flow between the kitchen, large living/ dining area, and your outdoor entertaining space. Floor-to-ceiling windows in both the main bedroom and living space allow an abundance of natural light to flood throughout the apartment creating a bright and airy atmosphere throughout. Relax and enjoy your morning coffee or unwind with a glass of wine in the evening on your full-length Balcony. This outdoor area is sure to make your address the 'place to be' for your friends to gather after a long week at work! The modern kitchen is equipped with high-quality appliances, stone benchtops, and loads of storage space. The chef in the family will be very happy indeed, with the large island bench. The bathroom is sleek and contemporary. Spacious with a stylish vanity, modern tones, and floor-to-ceiling tiles, it exudes luxury. The property has a secure basement car space for your convenience and the bonus of a visitor parking bay right next to your allocated car space. The owners often use this visitor park as a second car space, given its corner location, and the fact it is rarely used by anyone else. Double split system wall units, one in the living area and one in the main bedroom, combined with double-glazed windows throughout, will have you living comfortably all year round. Enjoy the convenience of light rail at your doorstep, nearby shops, cafes, and restaurants, the location within the Axis complex adds an extra touch of desirability to this already fantastic offering. • The price for this property is \$499,000+ • Lots of storage including Built-in robes in both rooms • Elevated position with east-facing terrace • Complex features gym, indoor pool, and entertaining areas • Short stroll to Dickson center, restaurants, cafes, or a quick drive to the CBD • Large, contemporary kitchen with Bosch appliances and stone benchtops • Floor-to-ceiling windows in living areas and master bedroom • Secure car park and storage cage (next to convenient visitor parking bay) • Close to light rail and public transport and CBD Located in a coveted Inner North within walking distance to a multitude of amenities - what an opportunity for those looking to secure their first home or make a sensible addition to their property portfolio. The "Axis" complex provides luxury, lifestyle, and convenience! Only a short stroll from the re-vamped Dickson shopping center, numerous restaurants, cafes, and a quick drive down Northbourne Ave to Canberra's CBD. Additional Detail: Living - 72m2 Balcony - 16m2 Body Corporate - \$935.20 p/q Sinking Fund - \$ 476.34 p/q 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.