

**58/22 Archibald Street, Lyneham, ACT 2602**



**Sold Apartment**

Saturday, 16 December 2023

58/22 Archibald Street, Lyneham, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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Megan Van Arkel  
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**\$450,000**

This renovated two bedroom apartment has been miraculously maintained and is located in the popular 'Fairway Park' complex within walking distance to Lyneham's shops, schools, Next Gen lifestyle centre, The Old Canberra Inn, light rail plus the Dickson precinct. Located on the first floor, the apartment features two bedrooms with built-in robes, a spacious open plan kitchen, dining and living area, kitchen with new electric oven and rangehood, a lovely balcony plus one allocated car space. The property would suit first homes buyers, downsizers or the savvy investor as the property currently brings in over \$40,000 per year via Airbnb. - Two bedrooms with built-in robes- Spacious open plan living area- Kitchen with new electric oven and rangehood, dishwasher- Combined bathroom and laundry - Laminated flooring- Balcony- One allocated car space- Ample visitor parking- So close to shops, schools, transport, Universities, Dickson precinct, CBD and lifestyle amenities- Low strata fees- Well Maintained gardens- Near light rail and public transport - Additional Communal storage - Sought after first floor apartment and only on the market for second time in two decades- Great investment opportunity with 90% occupancy rate (short-term rental) for past 8 years.- 10% gross rental yield on Airbnb - Walking distance to Lyneham shops, schools, O'Connor reserve- Body Corporate \$720 per quarter- Rates \$420 per quarter