

59/1 Mouat Street, Lyneham, ACT 2602



Sold Unit

Friday, 11 August 2023

59/1 Mouat Street, Lyneham, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

\$450,000

This beautiful 1 bedroom apartment is perfectly positioned and is ready for you to move in and enjoy! Perched on the 6th floor, you can relax with uninterrupted views towards Black Mountain and Telstra Tower. Large glass sliding doors and a spacious balcony perfectly frame the scenery, while the open plan living room and bedroom boast generous proportions. Axis Apartments is an exceptional residential complex on Canberra's sought-after north side, with spacious, meticulously designed apartments complemented by beautifully landscaped gardens. Immerse yourself in a wealth of amenities, including BBQ areas, a refreshing pool, a state-of-the-art gym, and the convenience of a dedicated on-site manager. Enjoy the ultimate convenience of Axis Apartments, strategically located just minutes away from the Dickson light rail stop and interchange, making your daily commute a breeze. Within a short 5-minute stroll, you'll find yourself amidst the vibrant hub of Dickson, featuring an array of shops, cafes, restaurants, and the expansive Southwell Park, offering a multitude of sporting options at your doorstep. Impeccably maintained, the amenities at Axis Apartments include a 25m indoor pool, a premium gym facility, and inviting outdoor BBQ areas, providing you with the perfect balance of relaxation and recreation. Don't miss out on this highly sought-after apartment, as it won't be available for long. We invite you to join us at our next inspection and secure your place in this exceptional community.

The Perks:

- 1 bedroom, 1 bathroom and 1 carpark
- Westerly aspect with views of Black Mountain and beyond
- Open plan living and dining overlooking your private balcony
- Modern kitchen with stone benchtops, ample storage and electric appliances
- Split system reverse cycle air conditioning
- Freshly painted and well maintained
- Secure underground parking space with plenty of visitor parking
- Storage cage
- Full time on-site manager
- Indoor 25 metre pool and gym
- Outdoor entertaining areas
- Situated on the light rail for a short commute to the city centre or Gungahlin
- Within a 5 minute walk to Dickson's vibrant shopping and foodie scene
- Close proximity to Australian National University
- Surrounded by nature and greenspace, the perfect balance to city living

The Numbers:

- Build: 2010
- Living: 62m² approx.
- Balcony: 12m² approx.
- Total 74m² approx.
- EER: 6 stars
- Strata: \$1,359.26 p/q approx.
- Rates: \$435 p/q approx.
- Land Tax (if rented): \$505.10 p/q approx.
- Rental estimate: \$490 to \$510 per week

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.