

**5A/60 Wattle St, Lyneham, ACT 2602**

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**Apartment For Sale**

Sunday, 10 December 2023

5A/60 Wattle St, Lyneham, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 55 m2**

**Type: Apartment**



For Sale By Owner (ACT)

**\$420,000**

The Phone Code for this property is: 42562. Please quote this number when phoning or texting. Own your own piece of the Inner North with this tastefully renovated two-bedroom apartment in the well-established Corin Court complex in Lyneham. With bamboo flooring, open-plan living, a renovated kitchen, and a balcony off the main bedroom, this apartment is perfect for first-time buyers, downsizers, or investors. Large windows provide the apartment with an abundance of natural light and a view of the leafy surroundings. The living area and kitchen are seamlessly connected, creating a wide open space for dining, lounging and entertaining. The kitchen has been thoughtfully remodelled and now offers stainless steel appliances, ample storage, and modern fixtures that make it easy to cook and clean. The master bedroom is equipped with a built-in wardrobe and opens onto a small but charming front balcony, providing a pleasant spot to enjoy a drink or a weekend breakfast. In front of the balcony lies a garden bed suitable for a herb or flower garden. The second bedroom is generously sized, with a window that looks out to the lush green entrance to the building. The bathroom has been tastefully renovated, featuring a porcelain vanity and a spacious shower. Additionally, there's a dedicated laundry area, eliminating the need to share communal facilities. With an impressive EER of 4.5, this comfortable double brick apartment is cool in the summer and warm in the winter. The unit comes with its own designated carport space and bicycle storage shed, the complex also has ample parking spots for visitors. It is surrounded by well-maintained grounds and just down the road from a variety of cafes and shops in Lyneham, including an IGA, a chemist, hairdressers, the famous Lyneham Turkish Pide and Kebabs and two of Canberra's oldest and finest venues: Tilley's Devine and The Front Gallery and Cafe. The immediate area also comprises Lyneham Primary and High School, a medical centre, Lyneham Commons Food Forest, wetlands and Macarthur Avenue light-rail stop for easy public transport to Gungahlin and the city. Dickson's shops and restaurants are also within walking or cycling distance, as is the City Centre and ANU, accessible via a short but scenic cycle path. This apartment presents an ideal opportunity for a first-time homebuyer in a prime location - there's plenty to love about it. Open for inspections by appointment. Don't hesitate to get in contact and explore it further! Key Features:- Ground floor, recently renovated, double brick unit- Excellent location near Lyneham shops- Abundant natural light in open-plan living and dining- Brand new kitchen cooktop- Westinghouse electric oven- Convenient dishwasher, pantry, and ample storage- Double honeycomb blinds- Energy Efficiency Rating (EER): 4.5- Marble countertops and a double sink- Master bedroom with a built-in wardrobe and a balcony- Stylish bathroom with an integrated laundry- Attractive bamboo flooring- Carport space and a bicycle storage shed- A short walk to Lyneham shops and cafes- Close to cycling paths, wetlands and Lyneham Commons Food Forest- Walking or cycling distance to Dickson and the City- Convenient access to light rail and bus routes- Living area: Approximately 55.2 square meters- Body Corporate Fees: Approximately \$834.75 per quarter. Inspection by appointment. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.