

6/1 Mouat Street, Lyneham, ACT 2602

home by holly

**Sold Apartment**

Saturday, 12 August 2023

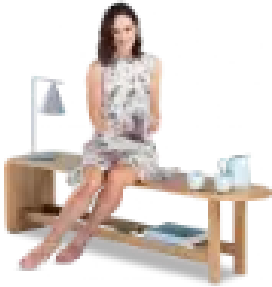
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**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Apartment**



Ash Costello  
0491850701



Sally Strang + Ash Costello  
0491850701

**\$875,000**

#soldbyash #soldbysally \$875,000A wonderful proximity to nature entices with easy access to leafy pathways that wend through conservation wetlands, green spaces connecting with a plethora of popular shops, restaurants, bars, and cafes. Timeless and contemporary, this expansive abode, proffers, and ideal drift to outdoors, anchoring the modern urban dweller within Canberra's glorious light, fresh air, stunning landscape. Set within a striking modern complex, with landscaped common areas and all-year indoor pool, this gorgeous three-bedroom apartment is characterized by its magnificent proportions and ideal spatial arrangement. Unfolding generously across the ground floor with light and bright, open plan living, the home flows to courtyards on two sides Finished to the highest standards, the Axis apartments are famed for their voluminous modern architecture, impressive, sleek curved frontage. A 25-metre indoor pool, large gymnasium and beautifully landscaped barbecue areas, shared gardens, foster a wonderful lifestyle and community. Doors can be flung open, welcoming warming northern light, cross ventilation and gifting seamless transition to a huge rear courtyard that spans the entire 12 metre width of the home. Ideal for communing with family and friends, dining alfresco or simply affording moments of seclusion...this private oasis gifts a wonderful connectivity with outdoors. The kitchen with crisp white cabinetry, and earthy granite benchtops, pops of warming wood toned Laminex and sleek stainless-steel appliances, is a delight to cook in and a hard-working hub of the home - think, wowing family and friends with your culinary skills, joyous dinner parties, easy take-out, relaxing family meals. The calming, minimalist tones, of white on white, are continued through to three generously proportioned bedrooms. A focus on privacy and amenity sees an ideal separation, with the master bedroom sequestered on one side of the apartment, and each bedroom enjoying its own bathroom. All three peaceful rooms take in fresh air and light, via sliders to outdoor enclosures. Solid courtyard walls shelter and privatise allowing for a continuous open view to treetops, vast blue sky. The central locale of this coveted inner north suburb gifts an exciting urban lifestyle, connecting you to the independent eateries and bars of O'Connor shops, and the Braddon and Dickson precincts. It is a scenic walk to Lyneham shops and the iconic Tilley's for long brunches and the occasional live Jazz on Saturday evenings and The Front for great coffee. The light rail is at your doorstep whisking you easily to the CBD and the metro city station connecting you to the whole of Canberra. Ample green spaces, shared bike and walking paths, wetlands, and established street trees create a tranquil village experience in the heart of the metropolis. features..stylish and generously proportioned three-bedroom apartment in the secure Axis apartment complex. ground floor and all one level. open plan living, dining, kitchen flowing to courtyard. kitchen flows to second courtyard. each bedroom with courtyard views and built-in-robe. three-bathrooms. electric heating and cooling. full internal laundry. intercom access. modern kitchen with stone benchtops, stainless steel appliances and ample cabinetry. close to parks, schools and the ANU. easy access to transport, shopping. a short walk to the Dickson and Braddon precincts. short stroll to Wattle Street restaurants and village shopping. 25 metre indoor pool, gym and shared barbecue areas. secure basement car parking and storage. close to transport including the light rail. \$730 - \$800 p/w rental estimate EER: 4.5 Total Floor Area: 222m<sup>2</sup> Internal Living: 145m<sup>2</sup> Outdoor Living: 77m<sup>2</sup> Body corporate: \$2,488.22 approx. p/q Land rates: \$518 approx. p/q Land tax: \$617 approx. p/q (for investment only) please note: the auction date has changed to the 26th of August.