

# 79/1 Mouat Street, Lyneham, ACT 2602



## Sold Apartment

Monday, 14 August 2023

79/1 Mouat Street, Lyneham, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 74 m2**

**Type: Apartment**



Lisa Harper

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**\$466,000**

Perched on the 8th floor, this apartment offers breathtaking, uninterrupted views extending from Black Mountain to Southwell Park. Large sliding glass doors and a 12m<sup>2</sup> balcony area perfectly frame the scenery, while the open plan living room and bedroom boast generous proportions. This property is currently tenanted for \$490 per week, generating a gross rental yield of over 5.6% making it the ideal investment from now and into the future. 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 is sure to be in high demand. We invite you to join us at our next inspection and secure your place in this exceptional community. This property is currently tenanted on a periodic lease for \$490 per week. The perks:- 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- Secure underground parking space with plenty of visitor parking- Storage cage- Full time on-site manager- Indoor 25mtr pool and gym- Outdoor entertaining areas with bbq's- 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: 62m<sup>2</sup> approx.- Balcony: 12m<sup>2</sup> approx.- Total 74m<sup>2</sup> 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.- Current rent: \$490 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.