

97/1 Mouat Street, Lyneham, ACT 2602

Raine&Horne.

Apartment For Sale

Thursday, 6 June 2024

97/1 Mouat Street, Lyneham, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Aliza Cole
62518289

\$489,000+

Situated on the top floor and most sought after side of the Axis complex, offering both privacy and the best views. Floor-to-ceiling windows and sliding doors in the living room and bedroom allow for ample natural light and wide-angle views, day and night, from Mount Ainslie east of the city, across the city itself, and continuing past Black Mountain to the west. Currently, you can enjoy Canberra's gorgeous autumn foliage without any neighbours in sight. Watch the trees blossom and the colours change with the seasons, all from the comfort of your home. Featuring a spacious open living area and a modern kitchen, this apartment is a perfect oasis. The accommodation includes a large bedroom with built-in storage, and the generous bathroom boasts floor-to-ceiling tiles and an oversized shower.

For Investors: Gain early access to your property manager, allowing tenants to view and pre-sign the lease before settlement. This ensures no vacancy and an immediate income stream from day one.

For Homeowners: Need early access and a guaranteed move-in date before settlement? Good news! We can make it happen, so you can start living in your new home right away.

Key Features: Designer kitchen and bathroom with stone benchtops
Floor-to-ceiling windows
Built-in robe in the bedroom
Split system heating and cooling
Spectacular views across Black Mountain
Excellent privacy with no other units overlooking
Available with vacant possession
Early access prior to settlement available
Single allocated car space
Communal gardens, pool, and gym
Secure access to the foyer, lifts and underground carpark

Financial Details: Strata: \$1,648 pq (approx.) Rates: \$449 pq (approx.) Land Tax: \$538 pq (investment only) Residence: 59 sqm Balcony: 17 sqm

The Location: 300m walk to Dickson light rail station
700m walk to Dickson town centre
5km drive to Canberra CBD
Easy commute to the ANU by car, bike, scooter, or light rail
Close to Lyneham shops, hockey centre, tennis courts, Next Gen Health Club, and Yowani Golf Course

AXIS Development features:

- EV car charging x 3 in the basement
- Indoor heated pool, gymnasium & barbeque area
- Lots of visitor car parks both on the ground level and in the basement
- NBN - fibre to the building
- Built: 2011
- Cabled for broadband & pay TV
- Bike storage areas
- On site building manager
- Centralised gas hot water system
- Pets welcome (subject to body corporate notification & approval)