

**18/1 Mouat Street, Lyneham, ACT, 2602**

**Raine&Horne.**

**Apartment For Sale**

Wednesday, 21 August 2024

18/1 Mouat Street, Lyneham, ACT, 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Prime Inner-North Living - Vacant Possession Available

Discover modern living at its finest in this stylish 2nd-floor apartment, perfectly positioned for both comfort and convenience.

Nestled in the heart of Lyneham's vibrant 'Axis' development, this 1-bedroom gem is more than just a place to live; it's a lifestyle upgrade. Expansive floor-to-ceiling windows flood the space with natural light, and the spacious balcony offers the perfect spot to sip your morning coffee, unwind after a long day, or entertain friends against the backdrop of Canberra's inner-North.

The vibrant kitchen is equipped with sleek Bosch stainless steel appliances, ample cupboard space, and stunning stone benchtops. Whether you're whipping up a quick breakfast or hosting a dinner party, this kitchen makes cooking a pleasure. The seamless flow from kitchen to dining and living areas offers an ideal space for both relaxation and entertaining.

And it's not just the apartment itself that shines. The Axis building elevates your living experience with top-notch amenities—a heated indoor lap pool for your morning swim, a fully-equipped gym to keep you fit, and serene courtyards with BBQ areas perfect for gatherings. When it's time to step out, you're within walking distance of everything that matters—Lyneham Oval, trendy cafes, shopping, and even the light rail station that whisks you straight to the heart of Canberra's CBD.

Families will appreciate the proximity to esteemed schools like Lyneham High and Brindabella College, while outdoor enthusiasts will love the nearby recreational facilities. From the convenience of city living to the tranquility of well-designed spaces, this apartment in the Axis complex offers the best of both worlds. Don't miss your chance to secure a prime spot in one of Canberra's most sought-after locations. Available with vacant possession, this is more than just an apartment—it's a lifestyle choice, and it's waiting for you.

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
- 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)

Living size: 60m<sup>2</sup>

- Balcony size: 10m<sup>2</sup>

Land Tax: \$1,618 per annum (approx.)\*only payable if rented

Rates: \$1,399 per annum. (approx.)

Strata: \$1,526 per quarter. (approx.) \*including sinking fund

- Rental Potential: \$560 pw
- EER: 6 stars
- Current Admin and Sinking fund balance \$1,330,439 as of 03/05/24
- Units Plan 3704 with 350 units, managed by Signature Strata
- Age of unit: 12 years (built 2012)