

**210/1 Mouat Street, Lyneham, ACT 2602**



**Apartment For Sale**

Wednesday, 10 July 2024

210/1 Mouat Street, Lyneham, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 74 m2**

**Type: Apartment**



Andrew Browne

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**\$498,000+**

If you've been looking for your first home, downsizing opportunity or fantastic investment in an established reputable complex, then your search ends here! Apartment 210 in the Axis complex offers the perfect low maintenance inner north lifestyle or could be the perfect addition to your investment portfolio with a potential \$530 - \$560/week return meaning you can sit back, relax and reap the rewards! The apartment boasts an open plan design that connects a well-appointed kitchen seamlessly to a spacious living room extending to a massive north facing wrap-around courtyard. The main bedroom is complete with a built-in wardrobe and has direct courtyard access while the second bedroom, also with a built in robe, could just as easily be used as a home office or even media room. Perhaps the biggest bonus of all is the ground floor setting, a rarity in the complex, offering a walk-up location that gives you a north facing courtyard of 47 plus square metres extra to call your own! The bathroom has a contemporary feel with stone benches and your year-round comfort is ensured with reverse cycle split system air conditioning. The complex is popular for a number of reasons and one of these is its location. Take the light rail to Braddon or the City for the restaurants and nightlife or cross Northbourne Avenue into the Dickson café and restaurant precinct. It's also a short walk to the Old Canberra Inn or Tilley's at the Lyneham shops. It's close to the Australian National University and a short drive to the University of Canberra - you couldn't ask for a better investment! Apartment 210 provides the perfect blend of comfort and convenience - relax in the heated indoor pool, unwind in the manicured gardens with pergolas and barbeques, and stay fit in the well-equipped gym. With ample visitor parking, great transport options and easy walk-up access, the Axis complex really is an attractive place to live for all ages. In such a coveted spot and with vacant possession available this property is sure to attract a lot of interest so come along to the next open home or call Andrew on 0403 169 259 with any questions.

**Features:** Ground floor walk-up apartment  
Open plan living  
Kitchen with stainless steel appliances  
Main bedroom with courtyard access  
Second bedroom/study/media room  
Built in robes in both bedrooms  
Fully equipped kitchen with breakfast bar  
Bosch appliances & stone benchtops  
European style laundry  
Floor to ceiling windows & sliding doors  
Secure underground parking and storage  
Split system reverse cycle air conditioning  
Gym and indoor heated pool  
Landscaped courtyard, gardens & BBQ areas  
Ample visitor parking  
Secure entry  
Walking distance to Lyneham and Dickson shops