

223/1 Mouat Street, Lyneham, ACT 2602

CARTER + CO

Apartment For Sale

Friday, 5 July 2024

223/1 Mouat Street, Lyneham, ACT 2602

Bedrooms: 1

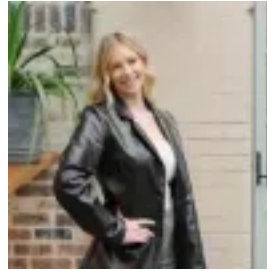
Bathrooms: 1

Parkings: 1

Type: Apartment



James Carter And Nik Brozinic
0261763443



Frances Junakovic
0261763443

Offers Over \$419,000

The Features You Want To Know.+ Modern one bedroom apartment located on the 2nd floor of the "Axis" complex+ Expansive open-plan living and dining area + One spacious bedroom with built-in robe+ Plush carpeting throughout+ Floor to Ceiling Windows+ Kitchen includes stone benchtops, dishwasher and Bosch appliances+ European Laundry+ Split system air conditioning in living area+ Access to the balcony from both bedroom and living area + Intercom access+ Allocated basement car parking space and storage+ Multiple visitor parking spaces both externally and within the secure basement parking area+ Spectacular views of Northbourne Avenue and fantastic sunlight first thing in the morning+ Access to heated 25m indoor swimming pool, barbeque area and gymnasium within the complex+ Walking distance to Lyneham oval, hockey centre, netball and tennis courts, Next Gen Health Club, Yowani Golf Course, Mouat light rail station & Dickson Shops The Location.+ 1 Minutes to Lyneham High School+ 2 Minutes to Lyneham Primary+ 4 Minutes to Dickson Shopping Centre+ 8 Minutes to Calvary Private Hospital+ 10 Minutes to Canberra CBD+ 15 Minutes to Canberra Airport Why You Want To Live Here. Experience contemporary living in this chic 2nd-floor apartment, ideally located for both convenience and comfort. This residence is packed with features that cater to the perfect urban lifestyle. Situated within the 'Axis' development in the heart of Lyneham, you'll be just steps away from popular bars, cafes, and shopping facilities. Additionally, the light rail station at your doorstep offers direct access to Canberra CBD, enhancing the appeal of this exceptional apartment for those seeking luxury and accessibility. The apartment is filled with natural light, thanks to its impressive floor-to-ceiling windows and sliding doors, offering spectacular views of Northbourne Avenue. Bathe in the sunlight every morning and create a warm and inviting atmosphere. The modern kitchen is a chef's delight, equipped with sleek stone benchtops, a dishwasher, and high-quality Bosch appliances that combine both functionality and style. The spacious bedroom is designed with comfort and functionality in mind, featuring a mirrored built-in robe that offers ample storage space for all your belongings. The bedroom seamlessly extends to the outdoors, providing direct access to the balcony where you can enjoy fresh air and picturesque views. The balcony is a perfect spot for relaxing with a morning coffee or unwinding in the evening, and it is also accessible from the living area, enhancing the flow and connectivity of the apartment. The location is ideal, situated within walking distance to Lyneham Oval, the hockey centre, Next Gen Health Club, Yowani Golf Course and Mouat light rail station. The Axis complex is also near the vibrant Dickson business and shopping precinct, featuring top-class restaurants, gyms, bars, and grocery stores. Conveniently, it is approximately 4km from the CBD and a short bus or bike ride to the Australian National University, the University of Canberra, and Calvary Hospital. The Stats You Need To Know.+ Block: 1+ Section: 53+ EER: 6 Stars+ Unit Plan: 3704+ Internal Living: 55m² (approx.)+ Balcony: 16m² (approx.)+ 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+ Heating and cooling: Split system+ Rental Appraisal: \$480-\$520 per week (approx.)+ Car: One secure basement car space and storage cage+ Built: 2010