

268/1 Mouat St, Lyneham, ACT, 2602



Apartment For Sale

Thursday, 18 July 2024

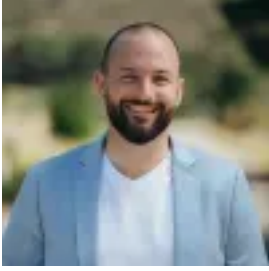
268/1 Mouat St, Lyneham, ACT, 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Jonny Warren

THE STORY....

Nestled within the prestigious 'Axis Apartments' complex, in the heart of Canberra, our homeowners fell in awe of this expansive two-bedroom apartment. Recognising its rarity, in its size and unbeatable location, they were quick to purchase this abode as their first home together in December 2020. Situated on the fifth floor, the apartment boasts over 90 square meters of meticulously designed living space, providing not just a home but a private sanctuary, bathed in the gentle warmth of the morning sun.

Distinguished by its superior quality and thoughtful upgrades, the apartment quickly became a canvas for their daily lives. The kitchen, recently enhanced with state-of-the-art Blum drawers and a cleverly installed microwave nook, maximized both aesthetic and functionality, transforming meal preparation into a joyous affair. Across the room - the balcony, now adorned with wooden floor tiles, offered a safe and stylish outdoor retreat, extending the internal entertainment space and creating the perfect setting for intimate gatherings or a quiet evening alike.

As the homeowners transitioned to working from home, the spacious design of the apartment allowed them to create distinct workspaces without encroaching on each other's productivity. The second bedroom, fit with a large built-in wardrobe, was utilised as a home office, when not housing friends and family. Meanwhile, the master bedroom, boasting a generous walk-through wardrobe, offered a hub to escape from responsibility, allowing for plentiful rest and rejuvenation.

The memories created within these walls were marked by laughter and shared stories, especially during the most memorable evening, where the homeowners hosted friends to savour their gin collection in preparation for their interstate move. This night, like many others before, highlight the apartment's ideal layout for entertaining, with the open-plan setting fostering a warm, inviting atmosphere.

Beyond the confines of their home, the 'Axis Apartments' complex offers amenities that catered to all facets of life. From the 25-meter heated indoor pool and a fully equipped gym to the communal BBQ area, it was a place where convenience met luxury.

For the new owners, this apartment promises not just a home but a foundation for future dreams. Whether they are young professionals or a family seeking a vibrant lifestyle or an investor looking for a great rental return, this home stands ready to host new stories and memories. As the homeowners embark on their next chapter in Melbourne, they pass on this space of convenience, comfort, love and laughter, being hopeful that the next chapter written here is as joyful and vibrant as it has been for them.

More Details:

- Located in the 'Axis Apartments' complex
- Situated on level 5 accessible via lift
- Master bedroom ft. walk-through wardrobe, private ensuite, block-out roller blinds & LG split system air conditioner
- Recently updated, fully tiled ensuite ft. oversized re-sealed shower
- Second bedroom ft. built-in wardrobe with mirrored sliding doors & block-out roller blinds
- Open plan living, kitchen & dining ft. LG split system air conditioner
- Recently renovated kitchen ft. double stainless-steel sink, breakfast bar, Blum drawers & electric Bosch appliances inc. four burner cooktop, built-in oven & dishwasher
- CrimSafe window screens & balcony doors
- Recently updated, fully tiled bathroom ft. large re-sealed shower
- Wall-to-wall glass sliding doors ft. block-out roller blinds
- Plentiful natural lighting throughout
- Undercover balcony accessible via living space ft. wooden feature floor tiles
- Secure, allocated, double car space basement parking

- EV charging available in basement car park for residents & visitors
- Complex amenities inc. lift access, 25m heated indoors pool, equipped gym & communal BBQ entertainment space
- 'Axis Apartments' has a full-time, on-site building management
- Within walking distance of Dickson & Lyneham shops inc. grocers & eateries, local schools, parks & public transport inc. light rail stop (mere metres away)
- Short commute to surrounding suburbs inc. Canberra City & Belconnen offering an abundance of retailers & eateries
- Year Built: 2011
- EER: 6 stars
- Approx. Living Size: 93 sqm
- Approx. Balcony Size: 9 sqm
- Approx. Council Rates: \$471 per quarter
- Approx. Strata Levies: \$4865.64 per annum
- Approx. Sinking Admin Fund: \$2951.16 per annum
- Approx. Land Tax (if rented): \$561.11 per quarter
- Approx. Rental Return: \$570 - \$600 per week