

**31/1 Mouat Street, Lyneham, ACT 2602**



**Apartment For Sale**

Sunday, 23 June 2024

31/1 Mouat Street, Lyneham, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Mark Larmer And Aaron Lewis  
0262091723



Jason El-Khoury  
0262091723

## Offers over \$700,000

Conveniently located in the highly sought after 'Axis' complex, this large, single level, 2 bedroom ensuite apartment features an impressive 105m<sup>2</sup> of internal living space plus 30m<sup>2</sup> of covered balcony space. Perfectly positioned you will enjoy views across the treetops to the Lyneham playing fields as well as being a quick walk to the Lyneham & Dickson shops or keep your car at home & hop on the tram – the location of this abode is a standout. The light filled, expansive open plan living area features floor to ceiling windows & sliding doors that lead directly onto the huge north facing balcony. With enough room to create an entertaining area with a BBQ, dining table and additional greenery of pots & plants, the outdoor balcony acts as a fantastic extension to your living areas. The AXIS building has excellent amenity, including an indoor, heated lap pool, a large and functional gym, plus two courtyards with BBQ areas, the perfect place to entertain with friends. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This apartment makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you. Buyers will love:

- North facing
- Larger than most! It's the size of some of the newer 3 bedroom units
- 7 doors to the balconies to welcome in the fresh air
- Located next to Goodwin Street and away from Northbourne Avenue for added privacy
- Light, bright and airy
- Excellent privacy with no other units looking in
- Lots of full length windows to maximise the northerly aspect
- Uninterrupted views over Lyneham playing fields/Southwell Park
- End unit with windows on two sides
- Available with vacant possession
- Beautifully cared for by its live in owners

Features overview:

- 2 large bedrooms that are segregated and do not share walls for added privacy
- Bedroom 1 has a walk through robe to the ensuite and sliding door access to main balcony
- Bedroom 2 has full height, 3-door sliding, mirrored robe and sliding door access to separate balcony, plus it has direct access to the main bathroom so it can be used like an ensuite
- Spacious kitchen with stone bench tops & stainless steel appliances including an electric oven and cooktop, dishwasher, rangehood plus 2 x full length pantries
- Large open plan living area, where else can you have a such a great/massive lounge area
- Two fully covered balconies
- Reverse cycle air conditioning (electric heating and cooling, both upgraded systems) in the living area and main bedroom
- Both bathrooms have a big shower, plus a large vanity with stone tops and great storage
- Laundry with dryer
- Linen cupboard
- 2 side by side, basement car spots
- Large colour bond storage enclosure

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
- On site building manager
- Centralised gas hot water system
- Pets welcome (subject to body corporate notification & approval)

The Location:

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

The Numbers:

- Living size: 105m<sup>2</sup>
- Balcony size: 30m<sup>2</sup>
- Total: 135m<sup>2</sup>
- Water & sewerage rates: \$729 p.a.
- General Rates: \$1,933 p.a.
- Land Tax (investors only): \$2,323 p.a.
- Strata levies: \$8,550 p.a.
- EER: 5 stars
- Rental Potential: \$520/week
- Current Admin and Sinking fund balance \$1,744,807 as of 06/06/24
- Units Plan 3704 with 350 units, managed by Signature Strata
- Age of unit: 12 years (built 2012)

To Help Buyers

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor pre-allocated to provide a FREE contract review and section 17 if required
- All offers are confidential & will not be disclosed to other buyers for privacy purposes
- A 5% deposit is acceptable