

324/1 Mouat Street, Lyneham, ACT 2602



Apartment For Sale

Saturday, 29 June 2024

324/1 Mouat Street, Lyneham, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 85 m2

Type: Apartment



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\$439,000+

Welcome to the popular AXIS complex, where luxury meets convenience. This elegant one-bedroom apartment is perfectly positioned to provide easy access to both Civic and Gungahlin via the light rail corridor right at your doorstep. Upon entering, you'll be greeted by a spacious open-plan living area, ideal for both entertaining and relaxing. The modern kitchen, equipped with a dishwasher, seamlessly integrates with the living space, leading to a private balcony where you can enjoy fresh air and scenic views from both directions. The bedroom features a walk-through robe that leads to the main bathroom, ensuring a blend of style and practicality. The apartment also includes a European laundry with a dryer for added convenience and reverse cycle air conditioning for year-round comfort. Residents of the AXIS complex enjoy exclusive access to a heated indoor pool and a well-equipped gym, ensuring a lifestyle of leisure and convenience. Situated on the 10th floor, this apartment offers the perfect blend of privacy and accessibility, enhanced by floor-to-ceiling windows and sliding doors in both the living area and bedroom that maximize natural light and showcase spectacular day and night views. The location is equally impressive, with the vibrant Dickson business and shopping precinct just a short walk away, offering top-class restaurants, bars, gyms, and shopping centers. The apartment is also conveniently close to the CBD (approx. 4km), the Australian National University (5km), the University of Canberra (6km), and Calvary Hospital (7km).*

- * Spacious 1 bedroom apartment
- * Designer kitchen and bathroom with stone benchtops
- * Reverse-cycle air conditioning
- * Allocated basement car parking space and storage
- * Multiple visitor parking spaces, both externally and within the secure basement
- * Located on the 9th floor with lift access
- * Intercom system
- * Heated indoor swimming pool and gymnasium within the complex

Internal Size: 69sqm (approx.) Balcony: 16sqm (approx.) EER: 6.0 Strata: \$6,351pa (approx.) Rates: \$1,780pa (approx.) Land Tax: \$2,110pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.