

# 34/2 Archibald Street, Lyneham, ACT 2602

## Apartment For Rent

Thursday, 4 July 2024

34/2 Archibald Street, Lyneham, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Emma Zeller  
0418665590



Harley Williamson  
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**\$680 per week**

This owners own home is in immaculate condition with a top floor position, functional layout and provides an abundance of natural light. Featuring two spacious living areas, large well equipped kitchen with excellent storage, two segregated bedrooms both with bathrooms and a north facing terrace to enjoy all year round. Features:-Sought after Inner North location-Located within the popular 'Elan' complex-Generous floor plan of 95 square metres-Functional layout with two separate living areas-Spacious kitchen with stone benchtops, excellent storage and Bosch appliances-Segregated bedrooms both generous in size with built in robes-Two bathrooms-European style laundry-Private outdoor balcony with leafy surrounds-Two side by side basement car spaces with lock up storage-Additional space that would fit a motorbike or bikes-Two reverse cycle heating and cooling units-Complex facilities include a swimming pool, common gardens and BBQ area-Catchment area for Lyneham Primary, Lyneham High school and Brindabella Christian College-Convenient location within walking distance to Lyneham shops, Old Canberra Inn, Next Gen Health Club, Dickson Precinct, surrounding nature reserves and public transport including the light rail This location couldn't be more convenient! Perfect for those who love the urban lifestyle having leisure, entertainment and work all within easy reach. Just a quick stroll to the Lyneham shops, Lyneham Primary, Old Canberra Inn, Dickson Precinct, light rail, Next Gen, sporting facilities and a short bike ride or drive to ANU, AIS, Calvary Hospital and City Centre. It's the perfect Inner North lifestyle! Applications To apply for this property please follow this link:

<https://apply.sortedservices.com/#/properties?id=233722a7-934e-4c11-bc13-1eeaf9d7f998&type=t&agencyCode=AU>

CTCP Inspections Inspections of this property are to be made in line with any government restrictions. We request attendees please remember to maintain physical distancing of 1.5 metres between patrons and maintain good hand hygiene. People may be refused entry if they appear unwell. Pets In accordance with the Residential Tenancies Act Clause 71AE Process for tenant seeking consent - the tenant must apply, in writing, to the lessor, for the lessors' consent to keep pet/s at this property. The lessor may impose conditions on consent, including but not limited to, the number and type of animals being kept, and any cost involved for rectification required as a result of the animal. Disclaimer Please note whilst all care has been taken in providing this marketing information, CTC Property Group does not accept liability for any errors within the text or details of this listing. Interested parties should conduct their own research in confirming the information provided. MEESThis property complies with the minimum energy efficiency standards.