

78/9 Murdoch Street, Lyneham, ACT 2602



Apartment For Sale

Sunday, 23 June 2024

78/9 Murdoch Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Apartment



Leonie Taylor
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Auction:18/07/2024

Occupying a quiet spot in the popular "Pines" complex, this North Facing, immaculate two bedroom apartment offers a perfect entry into the Inner North property market. With its own private entry, car accommodation at your front door, plus a sunny and leafy outlook, the home feels much more like a private townhouse than a crowded apartment. The condition inside is absolutely spotless and allows the new owner to simply move in and enjoy without the need for renovations or improvements. This location is unbeatable - close but not too close to Northbourne Avenue which allows you easy access to public transport including Canberra's light rail. For dining and shopping experiences you are spoilt for choice, just a short walk to the famous Tilleys Cafe, the Lyneham shops and Dickson Shopping Precinct. Explore a little further and you'll discover that this home is only minutes from ANU, EPIC and the heart of Civic. For first-time buyers, you won't find better value! Features include: • Immaculate top-floor apartment in a quiet and friendly complex • North facing balcony enjoys a pleasant outlook over leafy grounds • Loads of natural light through the living area • Built in robes to both bedrooms • Practical kitchen offers ample storage and bench space • Bathroom finished in neutral tones • Reverse cycle air conditioning ensures year-round comfort • Covered car accommodation plus oversized storage at your front door • Ample visitor parking available within the complex • Only 12 properties in the well-managed body corporate - full details available upon request • Excellent rental returns available for investment buyers The Numbers: • Strata: \$928.00 p/q • Living: 60 sqm • Balcony: 8.9 sqm • Car accommodation: 15 sqm • Built 1984 • EER 3 Stars