

**8/25 Owen Cres, Lyneham, ACT, 2602**



**House For Sale**

Thursday, 18 July 2024

8/25 Owen Cres, Lyneham, ACT, 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## When only the best will do

Set on a tree lined street overlooking the Lyneham wetlands, 'Ashleigh Gardens' contains just 14 apartments and is situated walking distance to the tram line, Dickson precinct, Lyneham Shops and O'Connor shops.

Contemporary in design, the property offers natural light filled open plan living with a combined kitchen and dining area that seamlessly connects to the main living room. A generous rear balcony overlooks established trees and the private front balcony allows for cross flow ventilation through the apartment. Two spacious bedrooms contain built-in robes, balcony access, one with an ensuite bathroom and the other with a two-way bathroom.

Situated in a boutique low-rise development, this quality apartment with abundant natural light and amenity is perfect for first home buyers, investors or an owner-occupier looking for a central inner-North position.

If you would like to inspect this property, your best point of contact is:  
Jeff Shortland on 0417 483 627 or [jeff.shortland@ljhooker.com.au](mailto:jeff.shortland@ljhooker.com.au)

At a glance,

- Inner-north boutique low-rise apartment
- Generous natural light and cross flow ventilation
- Contemporary design open plan kitchen, dining and living room
- Modern kitchen appliances including dishwasher, electric oven and ceramic cooktop
- Large rear balcony overlooking established trees
- Private front balcony with access from both bedrooms
- Main bedroom with ensuite
- Second bedroom with ensuite/ two-way bathroom
- Reverse cycle air-conditioning
- Remote access secure underground car space with storage cage
- Floating timber flooring in living area
- Tiled kitchen and dining area
- Construction: approximately 2013
- Strata: 1475 per quarter
- Rates \$ tbc
- Land tax \$ tbc (investors only)
- EER 6.0

Local Amenities:

500m Light Rail Stop  
500m St Joseph's Primary School  
800m Lyneham Shops  
1Km O'Connor Shops  
1km Dickson Precinct  
2.7 km City CBD