

**26B/60 Wattle Street, Lyneham, ACT, 2602**



**Unit For Sale**

Thursday, 24 October 2024

26B/60 Wattle Street, Lyneham, ACT, 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Quintessential Mid Century Pad

This cosy inner north pad has been upgraded to complement its mid century charm with modern touches.

Warm and inviting, this light-filled home has a picture-perfect, lush outlook to greet you as you step inside. Magnetite double-glazed windows in the kitchen, living room and second bedroom, create the optimal cool-in-summer, cosy-in-winter temperatures and soften outside noise for year-round comfort. The kitchen and living area has also been updated for ease of movement, and to welcome in the natural light and the stunning views from outside, with space to personalise your cooking set up.

Each of the two bedrooms are spacious and light-filled, with a balcony off the main bedroom to relax outside and breathe with the trees or bask in the sunset with a cold drink. This solid, double-brick unit is ideal for those seeking a home with a low-maintenance lifestyle that you can make your own, without compromising on location.

Being only minutes away from the vibrant city CBD, you'll find a stunning blend of connection and convenience.

Situated in the highly desired suburb of Lyneham, this home is perfect for first home buyers, professionals and investors who desire easy access to the finest eateries, parks, professional establishments and retail experiences Canberra offers.

Close To:

City CBD

5 minute walk to Lyneham Shops, including Tilley's cafe

Walking distance to:

O'Connor Shops, including the Duxton

The MacArthur Avenue light rail stop

The effervescent hub of Braddon

CSIRO

Australian National University (ANU)

Dickson shopping precinct

Easy access to Belconnen, Gungahlin and main arterial roads to the rest of Canberra

Key features:

- Updated 2 bedroom apartment with balcony
- The spacious kitchen was installed in 2021 with additional plumbing for a dishwasher and has been thoughtfully updated.
- Magnetite windows (retrofit double glazing in kitchen, living room and 1 bedroom)
- Crimsafe screen doors at entrance and balcony
- 120L hot water heater (more than double the standard in the complex)
- Sustainable hybrid flooring with thermal acoustic underlay.
- Single carport

EER: 4.5

Built: 1974

Residence size: 56 sqm

Balcony: 3 sqm

Units on Units Plan: 72

General Rates: \$2,016 p.a approx.

Land Tax (only if rented): \$2,584 p.a approx.

Body Corporate Levies: \$3,431 p.a approx.

