



Ground Floor Unit 209/1 Mouat Street, Lyneham

Inner North Canberra | Tenanted Investment

LJ Hooker Commercial Canberra is delighted to present an outstanding opportunity to acquire a ground floor commercial unit within the prestigious Axis Apartment Complex, ideally situated in Canberras tightly held Inner North.

This well-located investment is just a short stroll from the lively Dickson food and retail precinct and offers excellent connectivity to the Canberra CBD by light rail or a brief drive.

Positioned on the ground floor of Tower 3, the unit is zoned for both office and retail use. It benefits from a built-in customer base, with approximately 350 residential apartments in the complex.

Key property features include:

- Ground floor office/retail space
- High-quality kitchenette with ample storage
- Well-appointed bathroom with shower, basin, and WC
- Two lockable on-site car parking spaces conveniently located at the front of the unit.

The property is securely leased until 31 December 2027.

FOR SALE
\$365,000

BUILDING AREA
27sqm

AGENTS

Greg Lyons
0439 338 883
glyons@ljhccanberra.com.au

Lorna Stander
0431 750 185
lstander@ljhccanberra.com.au

AGENCY

Canberra
02) 6247 0222

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

Owners will also enjoy access to premium shared amenities within Axis Apartments, such as a large, fully equipped gym, a 25-metre indoor swimming pool, two expansive landscaped BBQ and outdoor entertaining areas, EV charging station and visitor parking at the front of the complex.

With a secure lease and a prime Inner North location, this property represents an exceptional low-entry commercial investment, supported by strong local amenities, a substantial residential catchment, and promising long-term growth prospects. The added benefit of no stamp duty payable further enhances the investment appeal.

This property is equally well-suited to owner-occupiers seeking a centrally located asset, with the option to occupy from 2028 while enjoying medium-term cashflow.

For more information or to arrange an inspection, please contact the selling agents:

Lorna Stander 0431 750 185 or Greg Lyons 0439 338 883 at LJ Hooker Commercial Canberra.

MORE DETAILS

Property ID	497HXW
Property Type	Offices
	Retail
Building Area	27 m2
Parking	2

Greg Lyons 0439 338 883

Franchise Owner, Managing Director | glyons@ljhccanberra.com.au

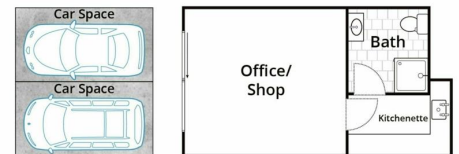
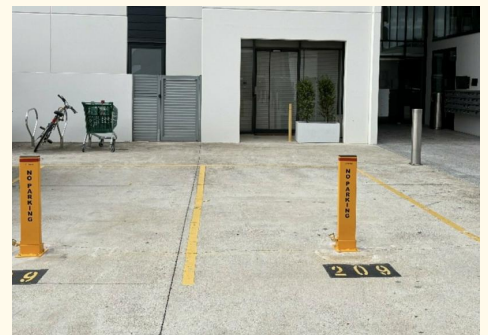
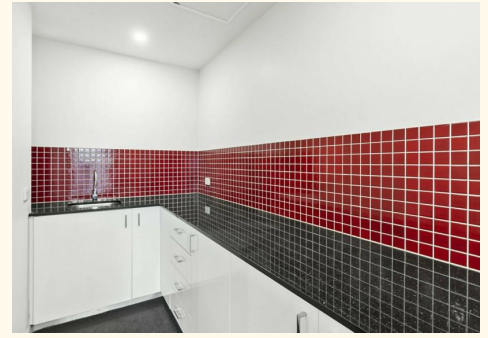
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(Not In Position)

While LJ Hooker has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only.

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