

Lyneham, 23/22 Archibald Street

Stylish, refreshed, and perfectly located!

Discover the perfect blend of comfort and convenience in this beautifully updated home. Featuring brand-new flooring in the living room and fresh carpet in the bedrooms, this property has been revitalized with fresh paint and new blinds throughout. The refreshed kitchen is equipped with an electric oven and stovetop, while the laundry has also been updated for added ease. A new 125L hot water tank ensures efficiency, and a modern electric wall heater provides warmth in cooler months. Both bedrooms include built-in robes for ample storage, and the private courtyard off the living room offers a peaceful outdoor retreat.

Ideally located for easy access to key amenities, this home is just a two-minute walk to the bus stop and a short five-minute drive to both Lyneham Shops and the Dickson Shopping Precinct. The city is only ten minutes away, making commuting a breeze. Whether you're looking for a stylish upgrade or a well-connected home, this refreshed property is ready to impress.



Disclaimer: 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.

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For Lease
Please Call

View
ljhooker.com.au/1HKME0F92

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EER



LJ Hooker Dickson
(02) 6257 2111

Features:

- New flooring in living room
- New electric wall heater
- Fresh paint throughout entire property
- Refreshed kitchen
- Electric Oven and Stovetop
- Dishwasher
- Private courtyard off living room
- Built in Robes in both bedrooms
- New carpet in bedrooms
- New blinds throughout property
- Laundry refreshed
- New 125L hot water tank
- 2 Minute Walk to the bus stops
- 5 Minute Drive to Lyneham Shops
- 5 Minute Drive to Dickson Shopping Precinct
- 10 Minute drive into the city

Lyneham is a vibrant and well-connected suburb in Canberra's Inner North, known for its leafy streets, community atmosphere, and excellent amenities. Home to popular cafés, local shops, and sporting facilities, it offers a relaxed lifestyle just minutes from the city. With easy access to public transport, top schools, and nearby shopping precincts in Dickson and Braddon, Lyneham is a sought-after location for professionals, families, and students alike.

Facts:

Availability: 3/3/2025

Lease Period: 12 months

Applications: Applications will be accepted prior to viewing this property.

Parking: 1 carspace

Cooking: Electric oven and stovetop

Heating: Electric wall heater

EER: No current EER available

Adaptable housing and minimum standards: The property is exempt from the minimum ceiling insulation standard

Embedded networks: The property is awaiting information from the Owners Corporation

PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf

Disclaimer:

Please note that while all care has been taken regarding general information and



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marketing information compiled for this rental advertisement, LJ HOOKER DICKSON does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

WISH TO INSPECT?

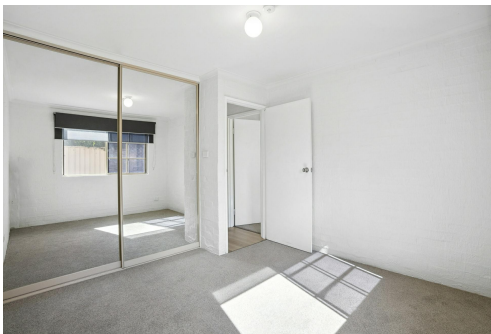
- 1. Click on the "BOOK INSPECTION" button available on our website
- 2. Register to join an existing inspection
- 3. If no time offered, please register so we can contact you once time is arranged
- 4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

More About this Property

Property ID	1HKME0F92
Property Type	Apartment
Including	Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

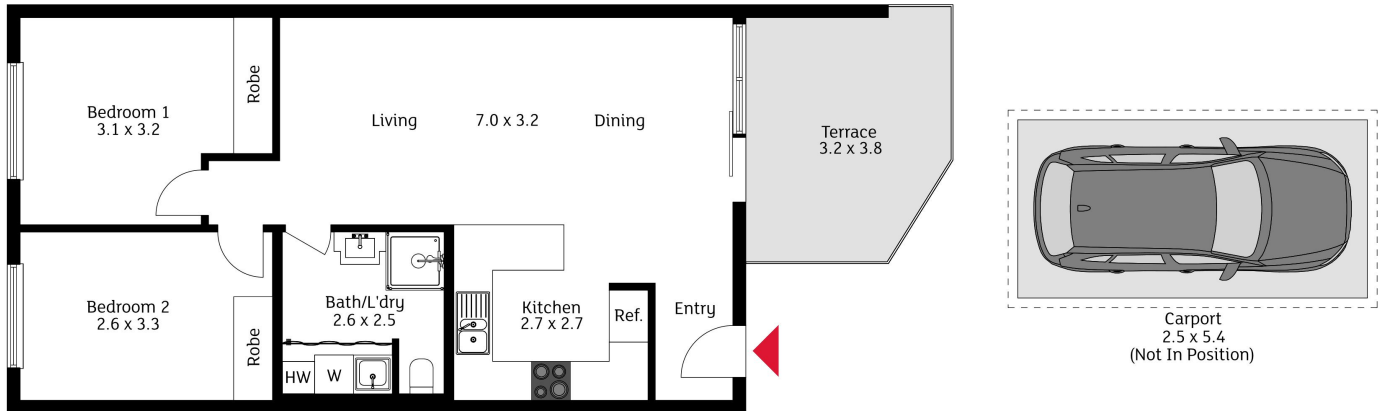
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

23/22 Archibald Street, Lyneham

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