



112/1 Mouat Street, Lyneham

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Set and Forget at Resort-Like Axis!

ONE BEDROOM PLUS STUDY WALK-UP APARTMENT

If you've been looking for a fantastic investment or live-in opportunity in an established reputable complex, then your search ends here! Apartment 112 in the Axis complex offers the perfect low maintenance inner north lifestyle or could be the perfect addition to your investment portfolio with a potential \$520 - 560/week return meaning you can sit back, relax and reap the rewards!

The apartment boasts an open plan design that connects a well-appointed kitchen seamlessly to a large living room extending to a massive courtyard. The main bedroom is complete with built-in wardrobe while the oversized study, also with built in robe, could just as easily be used as an additional bedroom, home office or even media room. Perhaps the biggest bonus of all is the ground floor setting, a rarity in the complex, offering a walk-up location that gives you a courtyard of 52 plus square metres extra to call your own!

The bathroom has a contemporary feel with stone benches, neutral tones, and access to a European laundry and your year-round comfort is ensured with reverse cycle split system air conditioning.

FOR SALE
\$475,000+

AGENTS

Andrew Browne
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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The complex is popular for a number of reasons and one of these is its location. Take the light rail to Braddon or the City for the restaurants and nightlife or cross Northbourne Avenue into the Dickson caf and restaurant precinct. It's also a short walk to the Old Canberra Inn or Tilley's at the Lyneham shops. It's also close to the Australian National University and a short drive to the University of Canberra - you couldn't ask for a better investment!

Apartment 112 provides a perfect blend of comfort and convenience at the Axis complex. Relax in the heated indoor pool, unwind in the lush gardens with pergolas and barbeques, and stay fit in the well-equipped gym. With ample visitor parking, great transport options and easy walk-up access, the Axis complex really is an attractive place to live for all ages.

In such a coveted spot and with vacant possession available this property is sure to attract a lot of interest so come along to the next open home or call Andrew on 0403 169 259 with any questions.

Features:

- Ground floor walk-up apartment
- Main bedroom with courtyard access
- Second bedroom/study/guest room
- Open plan living Kitchen with stainless steel appliances
- Split system reverse cycle air conditioning
- Secure underground parking and storage
- Ample visitor parking
- Secure EV charging
- Gym, indoor heated pool & BBQ facilities
- Landscaped courtyard and gardens
- Secure entry
- Walking distance to Lyneham and Dickson shops
- Walking distance to Yowani Country Club, Next Gen gym and Southwell Park
- Short drive to City Centre, Belconnen, ANU Campus and University of Canberra

MORE DETAILS

Property ID	1HKN2JF92
Property Type	Apartment
EER	4.5

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