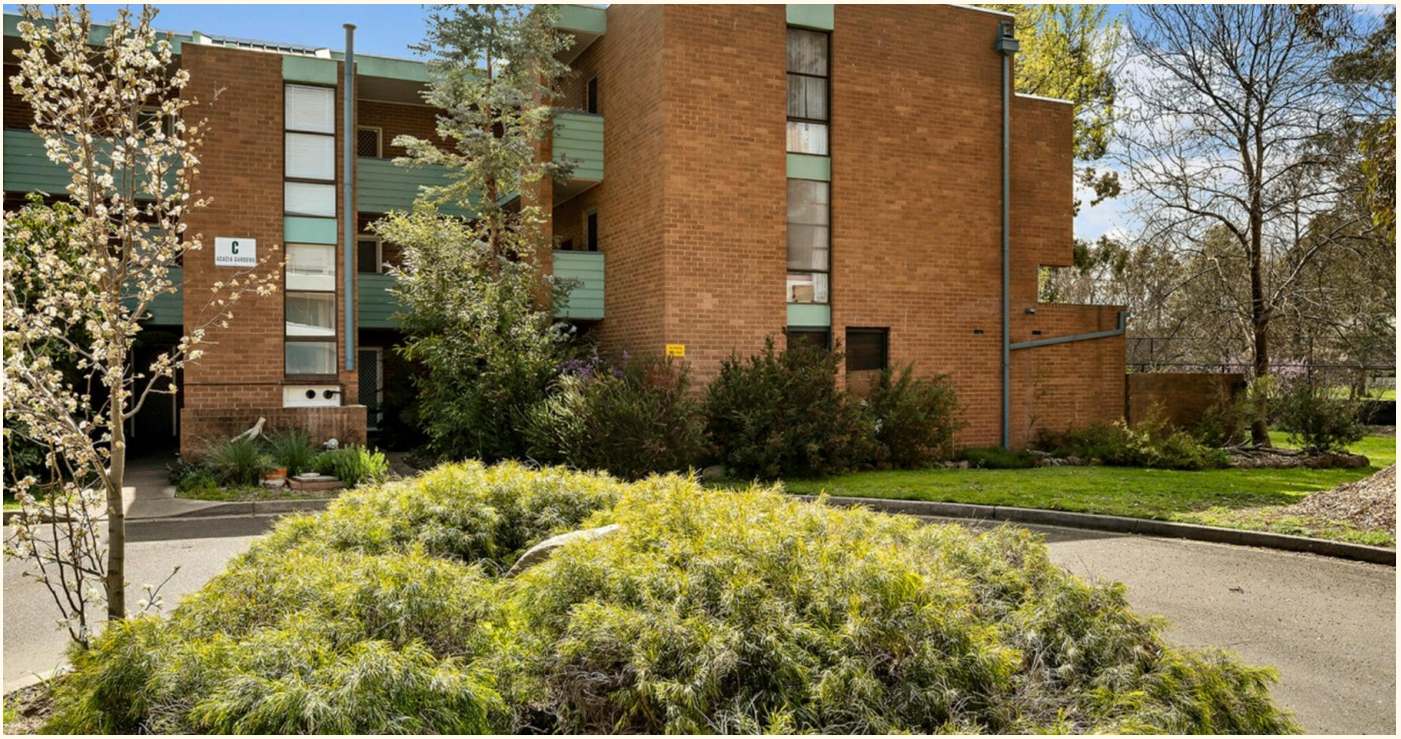








11C/62 Wattle Street, Lyneham

Parkland Outlook, Updated Interiors & Investment Appeal.

This really is the best of apartment living with this inviting one-bedroom residence at 11C/62 Wattle Street, Lyneham.

The northerly aspect and overlooking open parkland makes this apartment one you should definitely put on your must see list. This lovely apartment offers quite arguably the best outlook in the complex, plenty of light and a view of open space and parkland from the balcony and the bedroom as well. There is a lovely relaxed sense of space.

Inside, updates from not so long ago ,including a refreshed kitchen and flooring give the home a clean feel, while the practical layout and sunny aspect really make the property a pleasant place to live.

A balcony off the living space provides a lovely flow from the inside to the outside

With its own carport and in a location that puts you within a short stroll to the local Lyneham shops, as well as the city within with easy reach as well

1 1 1

FOR SALE
$345,000

VIEW
Wed 4th Nov @ 3:00PM - 3:30PM

AGENTS
Tim Russell
0416 087 834
tim.russell@ljhooker.com.au

Jackson White-Brettell
0421 479 376
Jackson.white-brettell@ljhkaleen.com.au

AGENCY
LJ Hooker Kaleen
(02) 6241 1922

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.

For investors, the property comes with an established advantage: it is currently leased to great tenants on a periodic tenancy, offering flexibility for the next owner.

Whether you're looking for a smart addition to your investment portfolio or a comfortable new home in the heart of the inner-north , this updated apartment gives you lifestyle appeal, a great location and a great outlook.

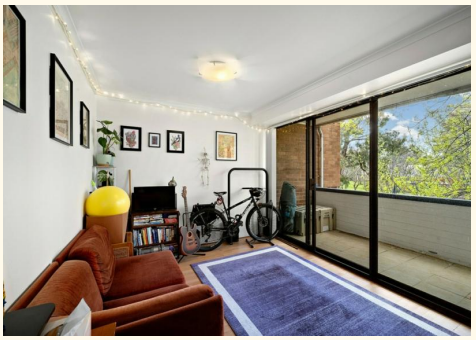
Features include:
- bedroom apartment with parkland outlook from the balcony
- Updated kitchen
- Updated flooring
- Dedicated carport
- Currently occupied by great tenants
- Periodic tenancy providing flexibility
- Great location
- Easy-care apartment living
- Northerly aspect

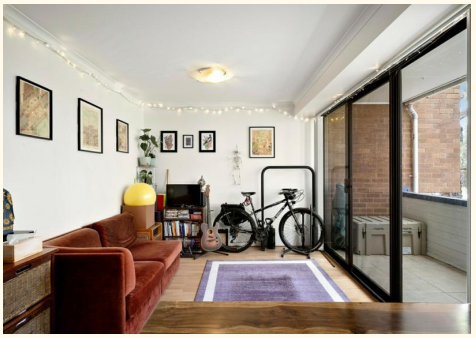
Looking to call Lyneham home? please speak with Tim Russell 0416 087 834 or Jackson White-Brettell 0421479376 for further information or a private inspection
PROPERTY INFO:
Rates: $2,525 pa approx
Land Tax: $3,222 pa approx
Body Corporate: $953.48 pq approx
EER: 2.5

Disclaimer:
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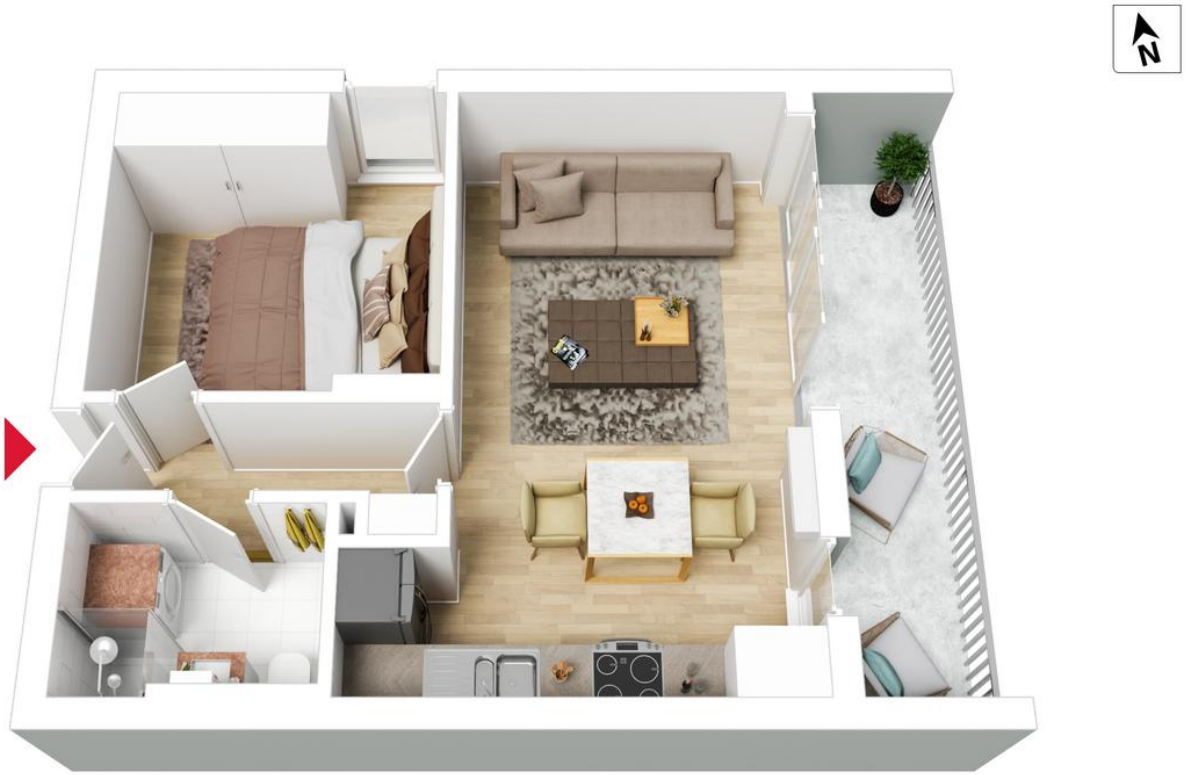
MORE DETAILS

Property ID	2H8SF9Q
Property Type	Apartment
House Size	41 m2
EER	2.5
Including	Balcony
	Floorboards
	Built-in-Robes

Tim Russell 0416 087 834
Franchise Owner / Sales Manager / Licensed Agent & Auctioneer
ACT/NSW | tim.russell@ljhooker.com.au
Jackson White-Brettell 0421 479 376
Executive Assistant to Tim Russell | Jackson.white-brettell@ljhkaleen.com.au

LJ Hooker Kaleen (02) 6241 1922
Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617
kaleen.ljhooker.com.au | kaleen@ljhooker.com.au

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

11C/62 Wattle Street, Lyneham

LJ Hooker

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