



123/1 Mouat Street, Lyneham

## Offers Encouraged




Welcome to Lyneham, one of Canberra's most tightly held inner-north suburbs, known for its leafy streets, excellent cycling paths, and easy access to the city. Positioned within the popular Axis Apartments, this wheelchair-accessible home offers a practical, low-maintenance lifestyle where convenience is genuinely at your doorstep.

Set just a short stroll from the vibrant Dickson shopping precinct, you'll enjoy a great mix of cafés, restaurants, supermarkets and everyday essentials close by. Both the Australian National University and University of Canberra are easily accessible, while the nearby light rail makes commuting into the city simple and stress-free.

Residents of Axis Apartments enjoy access to excellent shared facilities including a swimming pool, gym and communal BBQ area, ideal for relaxed weekends or staying active year-round.

Inside, the apartment features an open-plan living and dining area that feels light and functional, flowing seamlessly through extra-large sliding doors to a generous balcony. The modern kitchen is well equipped with quality appliances and smart storage, making everyday living easy.

The adaptable one-bedroom layout has been thoughtfully designed

1  1  1 

**FOR SALE**  
\$365,000+

**VIEW**  
Sat 13th Jun @ 10:00AM - 10:30AM

**AGENTS**  
Virginia Stoker  
0434 610 698  
virginia.stoker@ljhooker.com.au

**AGENCY**  
LJ Hooker Gungahlin  
(02) 6213 3999

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

with accessibility in mind, offering step-free living, a large walk-in robe, a contemporary two-way bathroom and a European laundry, all focused on comfort and ease of movement. Additional features include reverse-cycle air conditioning, downlights, roller blinds, secure parking and a storage cage.

This is an excellent opportunity to secure a well-located, wheelchair-accessible apartment in a sought-after complex, ideal for first-home buyers, downsizers or investors seeking lifestyle, inclusivity and convenience.

#### AT A GLANCE

- Wheelchair accessible
- bedroom accessible floorplan
- Spacious bathroom with two-way access
- Large walk-in robe
- Open-plan living with oversized sliding doors
- Good-sized balcony
- Modern kitchen with quality appliances
- European laundry
- Reverse-cycle air conditioning
- Downlights and roller blinds
- Secure parking space (extra wide) in restricted covered car park
- Storage cage
- In a great location within walking distance to Dickson shops, restaurants, gyms and the light rail.
- Access to communal pool, gym and BBQ area
- EER: 6
- Land tax: \$577.06 approx. per quarter (if rented)
- Rates are \$493.78 approx. per quarter

#### MORE DETAILS

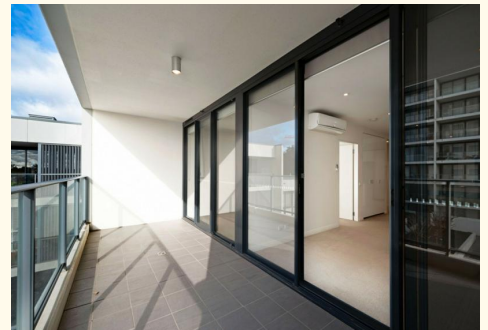
Property ID	36B0GCV
Property Type	Apartment
EER	6

#### Virginia Stoker 0434 610 698

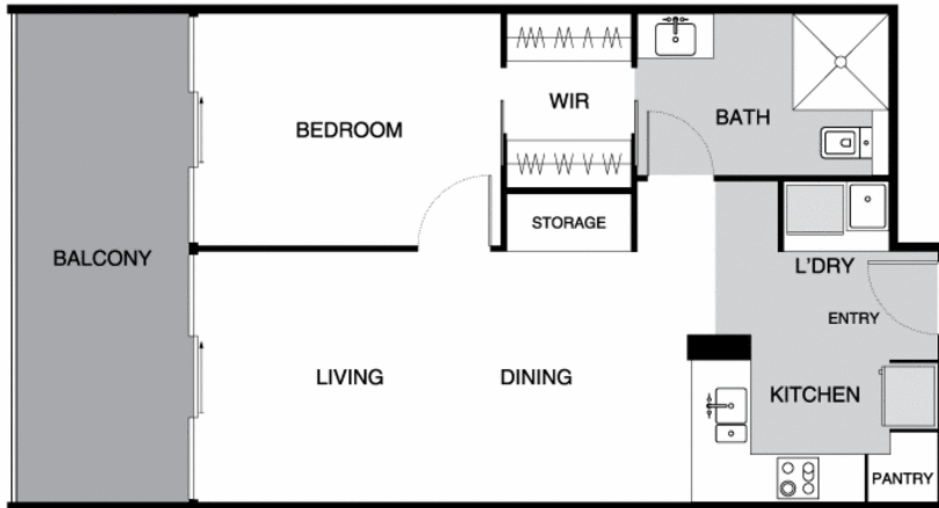
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## Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

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