

Lyneham, 2/1 Mouat Street

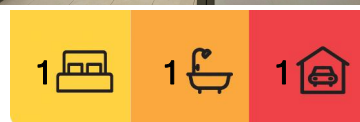
Ground Floor with Lovely Courtyard

Perfectly located in a tucked away position within the popular Axis complex, this well maintained one bedroom 'accessible' apartment is the ideal urban haven, with direct access straight to the City.

Freshly painted and light filled, the décor is tasteful and neutral, and the living space is spacious and open plan, with glass doors opening out to the large courtyard.

The main bedroom is a great size, with ensuite access through to the bathroom, and also with access to the courtyard.

Just 50 metres from the light rail, the location is ideal, with thriving Dickson Village and Town Centre a short walk away. Additionally, Lyneham Wetlands, ovals, golf course and local shopping are all within easy reach.



For Sale
\$410,000

View
ljhooker.com.au/3599GCV

Contact
Peta Barrett
0499 044 028
peta.barrett@ljhooker.com.au

EER ★★★★★★



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.

LJ Hooker Gungahlin
(02) 6213 3999

- Ground floor living in secure complex
- Open plan living area with floor to ceiling windows
- Accessible apartment
- Main bedroom with ensuite access to bathroom
- Fresh new paintwork
- Tasteful neutral colour scheme
- Well appointed kitchen with dishwasher and stone benchtops
- Reverse cycle air conditioning
- European style laundry
- Large private courtyard
- Secure basement parking with storage cage
- Ample visitor parking, both externally and within the basement
- Access to heated 25m indoor swimming pool
- Gym and BBQ area within the complex
- Excellent location just 50m to light rail and with thriving Dickson Town Centre just minutes away

Stats:

Internal living size: 56sqm approx.

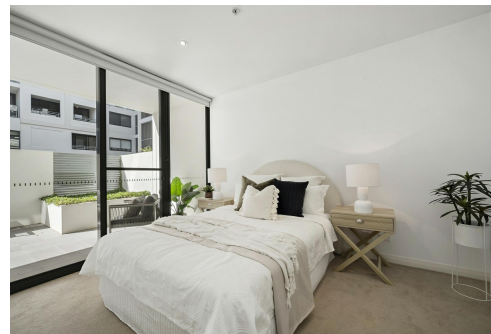
Rates: \$1,796.93 pa

Land tax (only if rented): \$2,209.34 pa

Body corporate: \$1,476.90 pq

Year built: 2011

EER: 6 stars



More About this Property

Property ID	3599GCY
Property Type	Apartment
House Size	58 m2
EER	6
Including	Air Conditioning Dishwasher Electric Hotwater Electric Cooking

Peta Barrett 0499 044 028

Licensed Agent | peta.barrett@ljhooker.com.au

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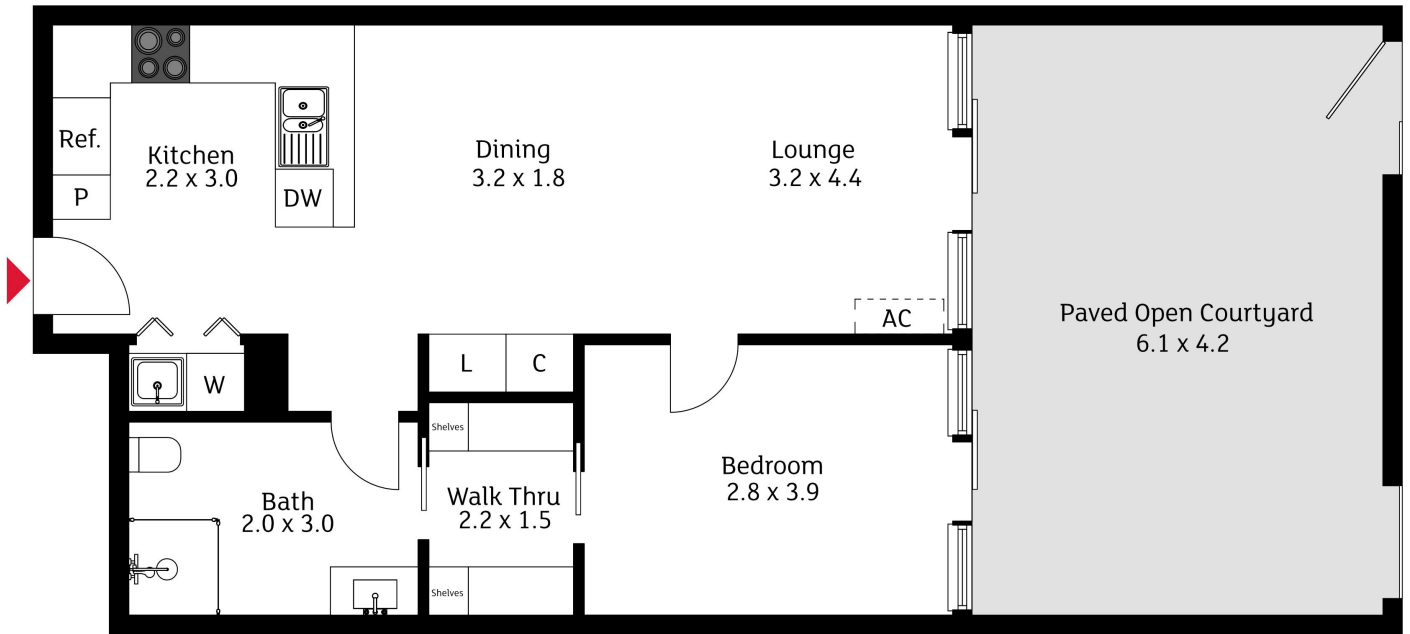
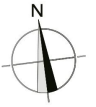
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



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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.

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Produced by DIAKRIT