



## Lyneham, 2/60 Wattle Street

Lovely in Lyneham!

Ideal for first-home buyers, downsizers or savvy investors, this cozy, 2-bedroom apartment, nestled in leafy Lyneham offers an exciting opportunity to embrace a vibrant Inner North lifestyle.

Step inside to discover a sunlit living area complemented by two comfortable bedrooms featuring built-in robes. The bathroom has received a modern renovation, while the kitchen has been tastefully updated to offer both style and functionality.

Convenience is paramount here. The Lyneham shops, featuring a family friendly IGA, The Front Cafe and renewed Tilley's Café are just a short stroll away. A 4-minute drive conveniently places you at the Dickson Town Centre where you will discover a plethora of dining options, as well as Coles and Woolworths. If that's not enough, jump on the light rail and head into Braddon or the Canberra CBD —the options are endless!



**For Sale**  
\$385,000+

**View**  
[ljhooker.com.au/1DXHRDF92](http://ljhooker.com.au/1DXHRDF92)

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**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 Dickson**  
**(02) 6257 2111**



Outdoor adventures, universities, sporting facilities, and an abundance of shops are all within easy reach but don't worry, your vehicle will find shelter in the single carport.

Located in a well-maintained complex, this property offers peace of mind and a sense of community, ensuring a comfortable and secure living environment. Don't miss out on the opportunity to make this Inner North gem your own!

At a glance;

- Renovated bathroom
- Updated kitchen
- Sunlit living area
- Built-in-robos
- Single carport
- Ideal Inner North location; 5-minute walk to Lyneham shops, 5-minute drive to Dickson Town Centre

## More About this Property

<b>Property ID</b>	1DXHRDF92
<b>Property Type</b>	Apartment
<b>House Size</b>	52 m <sup>2</sup>
<b>EER</b>	3

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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.

2/60 Wattle Street, Lyneham

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