

Lyneham, 210/1 Mouat Street

North Facing, Ground Floor Apartment at Resort-Like Axis!

If you've been looking for your first home, downsizing opportunity or fantastic investment in an established reputable complex, then your search ends here! Apartment 210 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 \$530 - \$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 spacious living room extending to a massive north facing wrap-around courtyard.

The main bedroom is complete with a built-in wardrobe and has direct courtyard access while the second bedroom, also with a built in robe, could just as easily be used as a home office or even media room. Perhaps the biggest bonus of all is the ground floor setting, a



For Sale
\$498,000+

View
By Appointment

Contact
Andrew Browne
0403 169 259
andrew.browne@ljhdickson.com.au



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.

EER ★★★★★

LJ Hooker Dickson
(02) 6257 2111

rarity in the complex, offering a walk-up location that gives you a north facing courtyard of 47 plus square metres extra to call your own!

The bathroom has a contemporary feel with stone benches and your year-round comfort is ensured with reverse cycle split system air conditioning.

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 café and restaurant precinct. It's also a short walk to the Old Canberra Inn or Tilley's at the Lyneham shops. It's close to the Australian National University and a short drive to the University of Canberra - you couldn't ask for a better investment!

Apartment 210 provides the perfect blend of comfort and convenience - relax in the heated indoor pool, unwind in the manicured 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

Open plan living

Kitchen with stainless steel appliances

Main bedroom with courtyard access

Second bedroom/study/media room

Built in robes in both bedrooms

Fully equipped kitchen with breakfast bar

Bosch appliances & stone benchtops

European style laundry

Floor to ceiling windows & sliding doors

Secure underground parking and storage

Split system reverse cycle air conditioning

Gym and indoor heated pool

Landscaped courtyard, gardens & BBQ areas

Ample visitor parking

Secure entry

Walking distance to Lyneham and Dickson shops



LJ Hooker Dickson
(02) 6257 2111

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.

More About this Property

Property ID	1DXHVBF92
Property Type	Apartment
House Size	74 m ²
EER	6

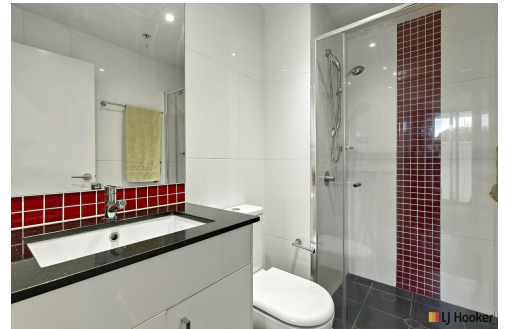
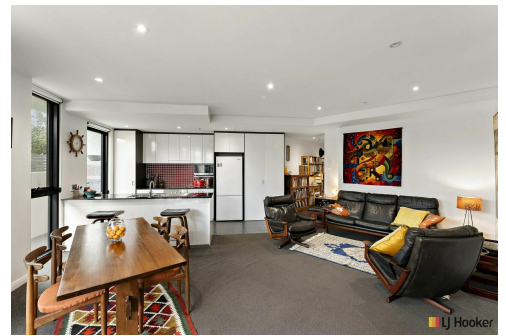
Andrew Browne 0403 169 259

Licensed Agent | andrew.browne@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602

dickson.ljhooker.com.au | info@ljhdickson.com.au



LJ Hooker Dickson
(02) 6257 2111

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.



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.

210/1 Mouat Street, Lyneham

Produced by DIAKRIT