



31/60 Wattle Street, Lyneham

## You'll Love Living in Lyneham!

If you've been looking for the perfect opportunity to break the rental cycle, purchase your first home or even seeking an addition to your investment portfolio you won't want to miss this brilliantly located, fully renovated and beautifully presented top floor apartment in the well-known Corin Court complex in Lyneham!

Apartments in Corin Court are the perfect entry point into the competitive Inner North market and this property, features new flooring, open plan living, renovated kitchen with stainless steel appliances, two bedrooms with built-in robes and a balcony off the main as well as a convenient bathroom/laundry combination. This apartment really ticks all the boxes for anyone looking to live close to the City centre and enjoy an easy-going lifestyle.

Lyneham locals will appreciate the many benefits of the apartment and its premium location. Proximity to the Lyneham shops and the iconic Tilley's bar, the Dickson shopping and restaurant precinct, CBD, the Australian National University, the University of Canberra and the MacArthur Avenue light rail stop. There are also numerous sporting facilities and being in the catchment area for Lyneham High School makes this a perfect home base or cracking investment opportunity that will always attract a premium rental return.

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### FOR SALE

Please Call

### AGENTS

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

### AGENCY

LJ Hooker Dickson  
(02) 6257 2111

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**

This property is sure to attract a lot of interest and with owners ready to sell you really need to come along to the next open home or call Andrew on 0403 169 259 with any questions.

**Features:**

- Open-plan living and kitchen area
- Renovated kitchen with stainless steel appliances
- Two bedrooms both with built-in robes
- Balcony off the main bedroom
- Bathroom with laundry area
- Full brick construction
- Single carport and ample visitor parking and bicycle facilities
- Convenient location
- Walking distance to the Macarthur Avenue light rail stop
- Close to Lyneham shops and cafes
- Ride to the ANU, University of Canberra, Dickson and City shopping precincts
- Fully renovated unit

**MORE DETAILS**

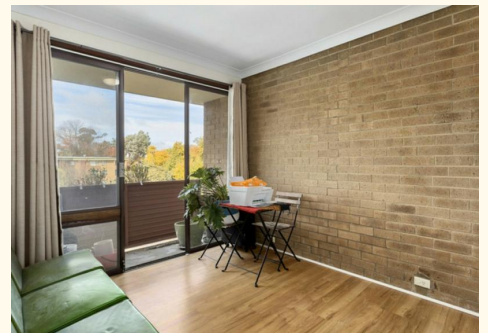
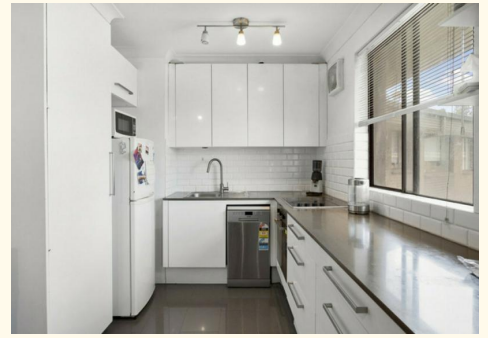
Property ID                    1HKN3WF92  
Property Type                Apartment  
EER                                1.5

**Andrew Browne 0403 169 259**

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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.

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