



345/1 Mouat Street, Lyneham

## A Little Higher, A Little More City, A Little more Green

Apartments this high up tend to shift your perspective a bit.




More sky.  
More light.

And a view that reminds you that city living can still look green.

Positioned on the 11th floor at 1 Mouat Street or 'Axis', this two room apartment looks out across the skyline, offering that slightly elevated feeling without losing connection to what's happening below.

Inside, the layout is simple and usable. The living space opens out to a large balcony, shared with the main bedroom, creating an easy indoor-outdoor flow that works just as well in the morning as it does at the end of the day.

What stands out, particularly in the Inner North, is the amount of internal space on offer. At 71sqm internally, it's larger than most you tend to come across in the Inner North of Canberra. It gives the apartment a bit more breathing room, which you notice pretty quickly once you're inside.

2  1  1 

**FOR SALE**  
\$495,000+

### AGENTS

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### AGENCY

LJ Hooker Gungahlin  
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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**

The kitchen sits comfortably within the space, with granite benchtops and Bosch appliances that do exactly what they're meant to without drawing too much attention to themselves.

The second bedroom sits somewhere between a full bedroom and a study, which gives you flexibility depending on how you want to live. Guest room, work-from-home space, or simply a bit of extra breathing room.

The bathroom is finished cleanly with floor-to-ceiling tiles and incorporates a European laundry, keeping things practical without taking up additional space elsewhere.

Comfort is handled with a split system, while built-in robes in both bedrooms and a separate linen cupboard help keep everything organised.

The building itself includes access to a pool and gym, giving you a few extra options without needing to leave home.

And then there's the part that tends to stand out once you've seen a few apartments in this area.

At around 71sqm internally, this one is larger than most you'll come across in the Inner North, and you feel that the moment you walk in. Axis has developed a reputation over time for delivering apartments with more generous proportions, which is why buyers continue to come back to it.

For buyers looking for a bit more internal space, a higher position, and a layout that feels comfortable rather than compressed, this one settles into its role pretty easily.

#### The essentials

- Positioned on the 11th floor
- bedroom layout (or one plus study flexibility)
- Open-plan living and dining
- Large balcony with access from living and main bedroom
- Kitchen with granite benchtops and Bosch appliances
- Bosch oven, electric cooktop, rangehood and dishwasher
- Built-in robes to both bedrooms
- Bathroom with floor-to-ceiling tiles
- European laundry
- Split system heating and cooling
- Linen cupboard for additional storage
- Basement car space

#### Building/ Location

- Swimming pool
- Gym
- The start of the Inner North
- " Across the road for ovals
- " Walking distance to newly updated Dickson Shops, Lyneham shops, café and restaurants
- Light rail stop just outside the complex.
- Close to Australian National University and Australian Catholic University
- A short drive to Braddon and city centre for Canberra City life

#### The numbers

- Living: 71 sqm
- Rates: \$1,813.90 per annum.
- Land tax (investors): \$2,166.57 per qtr.
- Strata: \$1,834.80 per qtr.
- Rental estimate: \$TBA
- EER: 6

## MORE DETAILS

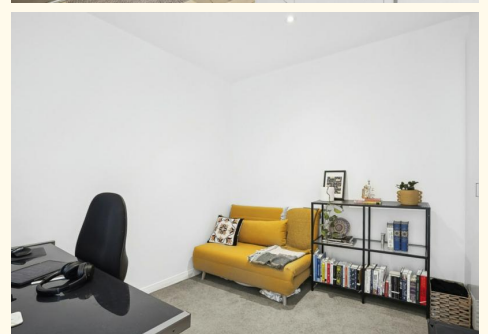
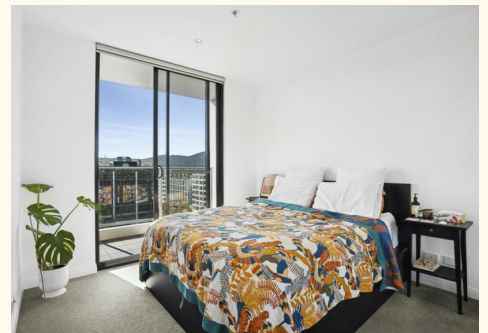
Property ID	36S6GCY
Property Type	Apartment
House Size	71 m <sup>2</sup>
Land Area	1.12 hectare
EER	6

**Bri Williams 0408 787 896**

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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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