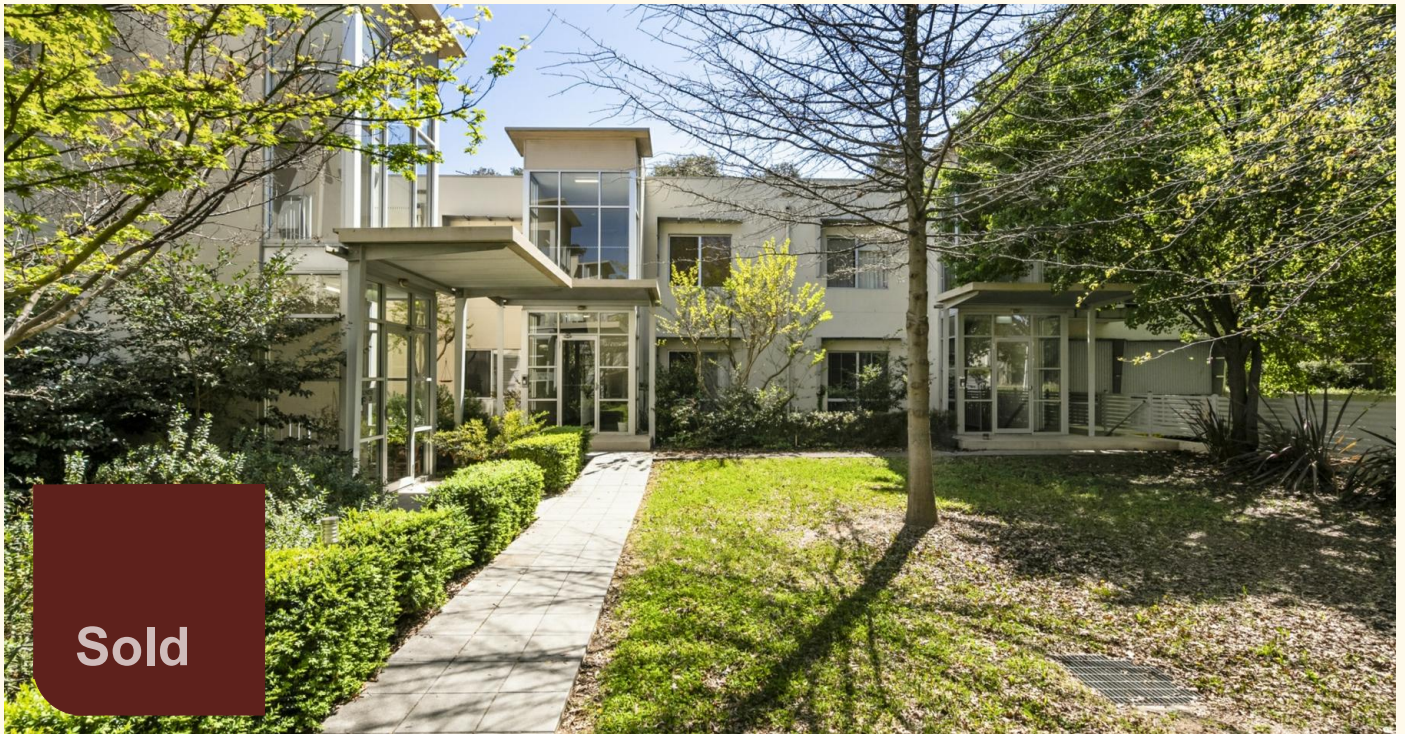




35/15 Fox Place, Lyneham

Fox Yeah, You're Home!

Enjoy the perfect balance of peaceful living and everyday convenience in this inviting North-facing ground-floor apartment. Tucked quietly at the rear of the complex, you'll appreciate its serene yet well-connected position.

Inside, the generous bedroom features a built-in robe and direct access to a spacious two-way bathroom, complete with a bath and European laundry for added practicality. Further through, the apartment opens into a welcoming North-facing, open-plan living area. Bathed in natural light and complemented by a picturesque green outlook, the space feels warm and instantly inviting.

The well-designed kitchen offers a functional layout with a seamless connection to the living and dining area. Large sliding glass doors extend the living area out to a spacious, sun-drenched courtyard, creating effortless indoor—outdoor flow and providing ample room for entertaining throughout the warmer months.

From your private courtyard, enjoy direct access to the adjoining bike path, making it easy to explore everything the Inner North has to offer. Just beyond, the open playing fields of the ever-popular Lyneham High School provide a pleasant outlook and a natural extension of your outdoor space.

1 1 1

FOR SALE

Offers Over \$465,000

AGENTS

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AGENCY

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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.



Lyneham offers a vibrant local lifestyle, with its shops a true highlight. A convenient, family-friendly IGA a charming second-hand bookshop, Front Café, the local Bakehouse, and the much-loved Tilley's Café and Bar - all just a short stroll from your doorstep.

You are also within a 15-minute walk of Dickson Town Centre, with easy access to the Light Rail connecting you to Braddon, the CBD and Gungahlin.

This is a fantastic opportunity to secure a relaxed lifestyle without compromising on accessibility.

At a glance:

- North-facing, ground-floor apartment
- Backs directly onto bike path and playing fields
- Spacious 39sqm courtyard
- Reverse-cycle air-conditioning
- Built-in-robe
- Spacious bathroom with bath
- Secure basement parking
- Storage cage
- 5-minute walk to Lyneham shops
- 5-minute drive to Dickson Town Centre
- 10-minute walk to Dickson Interchange (Light Rail and bus)

MORE DETAILS

Property ID	1HKNDFF92
Property Type	Apartment
House Size	53 m2
EER	6

Stephen Bunday 0416 014 431

Licensed Agent & Auctioneer ACT/NSW |
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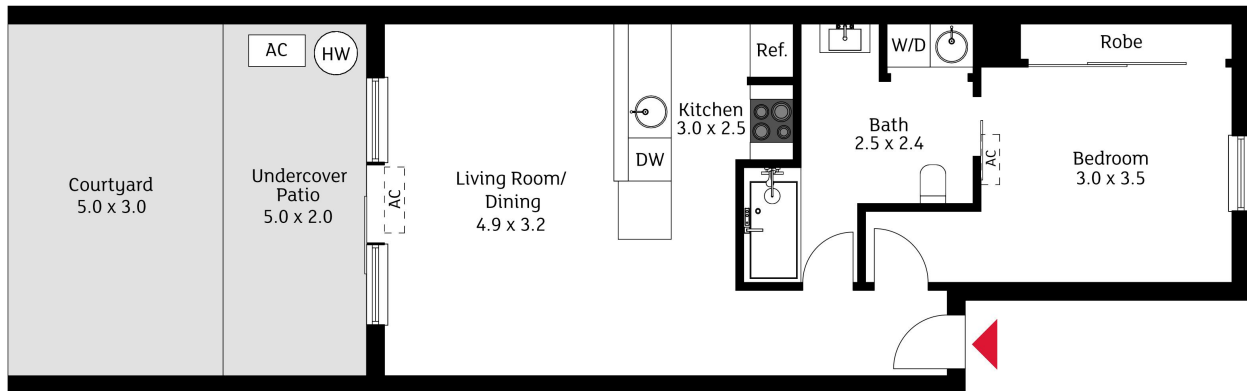
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

35/15 Fox Place, Lyneham

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