

## Lyneham, 44/193 Mouat Street

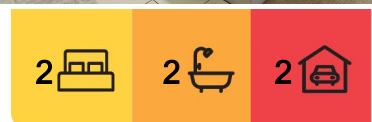
Add a Touch of Elan to Your Lyneham Lifestyle!

This property has been tenanted non-stop since 2017. Secure your investment today!

Rental appraisal - \$620 - \$650 p/w.

Imagine stepping into a home where comfort meets convenience, all wrapped in a neat, spacious apartment nestled in the Inner North. This first-floor gem, larger than many two-bedroom residences, is designed with an open-plan living area that invites you to stretch out and truly make it your own.

From the moment you enter, you'll notice the clever layout that combines functionality with style. As you enter, the kitchen greets you with stone bench tops and stainless steel appliances, and ensures you don't have to walk too far with your groceries. The generous living space seamlessly flows on from this, making it perfect for entertaining or simply enjoying a quiet night in. The two bedrooms are each a retreat in their own right, featuring



**For Sale**  
Auction 17/12/2024

**View**  
[ljhooker.com.au/1HKKZZF92](http://ljhooker.com.au/1HKKZZF92)

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**EER** ★★★★★★



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**LJ Hooker Dickson**  
(02) 6257 2111

built-in robes that promise ample storage. The master bedroom features an ensuite and also offers its own private balcony-ideal for sipping your morning coffee or unwinding after a long day.

Convenience is at your fingertips with a European laundry and reverse-cycle air conditioning, ensuring you stay comfortable throughout the year. Located in the ever-popular Elan complex, you will enjoy access to garden spaces, BBQ facilities and the refreshing communal pool. There are also two secure car parks and a storage cage for added convenience.

Beyond the apartment, the location is unbeatable. Nestled in the Inner North, you're within walking distance of the charming Old Canberra Inn, a local favourite. Additionally, both North Lyneham Shops and Lyneham Shops are just a short stroll away, offering you a variety of shops, cafes, and essential services.

This apartment is more than just a place to live; it's a lifestyle. With its spacious design, modern amenities, and prime location, it's a rare find. Come and experience the perfect blend of comfort and community in Lyneham.

At a glance:

- Spacious, open plan living
- Large kitchen with stone bench tops, stainless steel appliances and ample storage
- Built-in-robes to both bedrooms
- Private balcony off main bedroom
- Reverse-cycle air-conditioning
- European laundry
- Communal facilities including BBQ area and pool
- In the catchment for Lyneham Primary, Lyneham High and Dickson College
- Close proximity to the Lyneham Shops and North Lyneham Shops
- Within a 2-minute walk to the Old Canberra Inn
- Within a 4-minute drive to the Dickson Twon Centre

## More About this Property

Property ID	1HKKZZF92
Property Type	Apartment
House Size	85 m <sup>2</sup>
EER	6
Including	Balcony Dishwasher Built-in-Robes

**Andrew Grenfell 0424 858 529**

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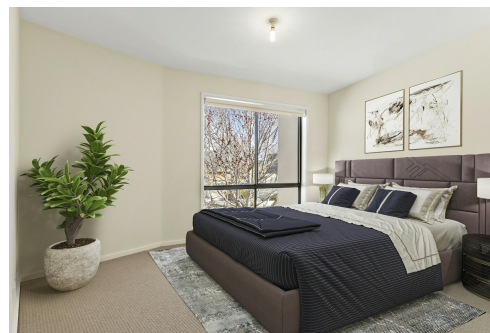
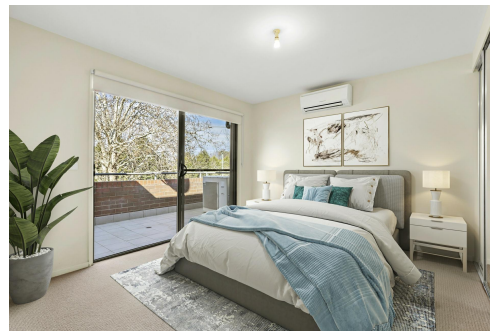
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