



Lyneham, 60/58 Wattle Street

Entry level to the inner north

Are you a first home buyer or savvy investor? Do not miss the opportunity to view this neat, tidy and very solid ground floor unit. Located within walking distance to the Australian National University, shops, cafés, green spaces and the light rail for that additional day to day convenience.

The unit is mostly original, recently painted with good storage throughout. The biggest draw card though, is the super location. You'll enjoy walking the wetlands, a drink or meal at Tilley's or just the convenience of the supermarket close by for your day-to-day requirements.

Motivated sellers would encourage genuine offers, so please call to register your interest today!

Additional info;

*Double brick construction, built 1974

*2 bedroom ground floor position

*Recently painted throughout



For Sale
\$380,000+

View
ljhooker.com.au/2CJ4FHK

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EER ★★☆☆☆☆

LJ Hooker Canberra City
(02) 6249 7700



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.

- *Combined bathroom & laundry
- *Both bedrooms with built in cupboards
- *Linen press
- *Single carport
- *Walk to Lyneham shops, Lyneham wetlands, ANU or to the Light Rail
- *Pre, primary & high schools within walking distance
- *Rates; \$566.00 per quarter
- *Land Tax; \$740.72 per quarter IF RENTED
- *Body Corp; \$857.93 per quarter

Living; 52.4sqm

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

More About this Property

Property ID	2CJ4FHK
Property Type	Apartment
EER	2.5
Including	Built-in-Robes

Kaylene King 0409 574 178

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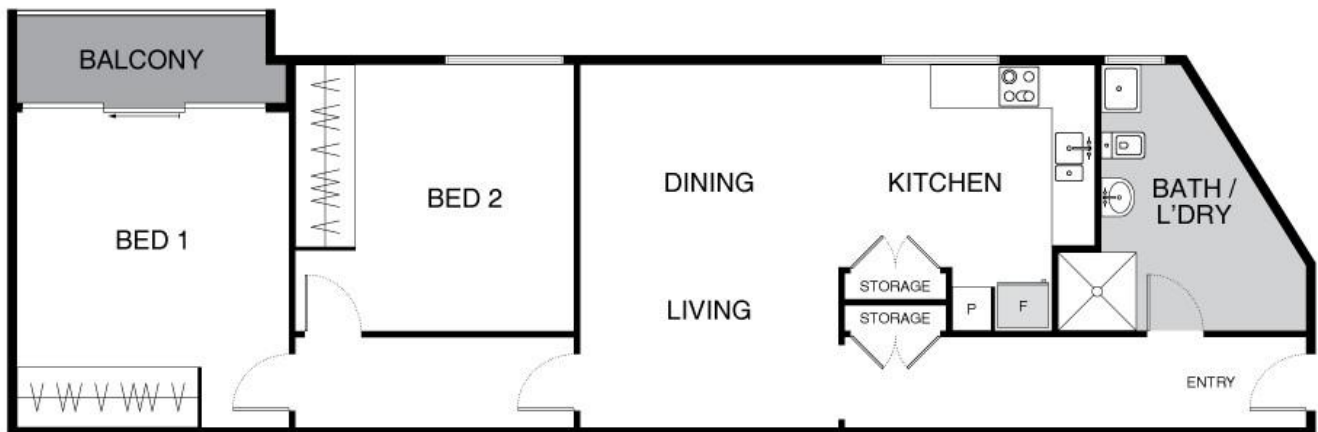
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Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

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