

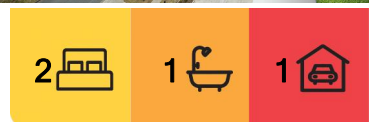
## Lyneham, 78/1 Mouat Street

Best View In The Inner North !

Perched in what just might be the best position in the entire Axis complex, this exceptional two-bedroom apartment offers uninterrupted views that instantly elevate your everyday. Step inside and you're greeted with a light-filled living space that frames a nothing short of stunning outlook - a true sense of openness and calm that's hard to find.

A very generous balcony makes the most of the outlook - the perfect spot for your morning coffee or evening wind-down - and soak in the panoramic views that make this home feel so unique. With a massive oversized car space, comfort and convenience go hand-in-hand.

The Axis lifestyle is second to none, with resort-style amenities including a spectacular pool and a state-of-the-art gym - the kind of facilities that set a new benchmark for apartment living in the region.



**For Sale**  
\$500,000+

**View**  
By Appointment

**Contact**  
**Tim Russell**  
0416 087 834  
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**Gabriel Mihaelidis**  
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**EER** ★★★★★★

**LJ Hooker Kaleen**  
(02) 6241 1922



**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.



Looking to stay fit or fill your sports obsession? Right across the road from the Southwell Park sports precinct, you have just about every niche sports opportunity moments away.

If you've been waiting for something special, this is it. Welcome home.

Please speak with Tim Russell 0416 087 834, Jackson White Brettell 0421 479 376 or Gabriel Mihaelidis 0428 068 801 for further information or a private inspection.

Features include:

- Intercom access
- Easy access to transport, shopping
- Secure basement car parking and storage
- Close to transport, including the light rail
- Full-time on-site manager
- Indoor pool and gym
- Outdoor entertaining areas and BBQ facilities
- some of the best uninterrupted views in the inner north!
- EV charging station located in the underground car park
- Walking distance to the thriving Dickson centre
- Located on the 8th floor

Rates: \$2,069.17 pa approx

Land Tax: \$2,438.09 pa approx

Body Corporate: \$1,901.34 pq approx

Other Levies: \$107.25 pq approx

EER: 6.0

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## More About this Property

<b>Property ID</b>	2GTEF9Q
<b>Property Type</b>	Apartment
<b>House Size</b>	82 m2
<b>EER</b>	6

**Tim Russell 0416 087 834**

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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.

78/1 Mouat Street, Lyneham



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