

Lyneham, 84/1 Mouat Street

What A Buy - Ready For Its New Owners!

Looking for the perfect first home or investment? Look no further than this stunning 2 bedroom, 1 bathroom, 1 carpark apartment in the sought-after Axis Building! Spanning 72m2 of internal living and a generous balcony of 16m2, this apartment has everything going for it - located on Canberra's thriving northside, a reputable complex, convenient living close to shops, cafes, public transport, and incredible amenities on your doorstep!

Start your day with a workout in the fully-equipped gym, relax with a swim in the resort-style pool, enjoy direct access to the light rail, and step out into the vibrant Dickson precinct. Here, you'll find a world of cafes, restaurants, shops, and entertainment, right at your doorstep. Plus, getting around the city is a breeze with the light rail and numerous bus routes on your doorstep!

Offering:

- Prime location that appeals to professionals, students, and couples alike.



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.



For Sale
\$499,000+

View
ljhooker.com.au/350ZGCY

Contact
Carly Clough
0419 296 458
cclough@ljhgungahlin.com.au

Steph Hunt
0403 524 615
shunt@ljhgungahlin.com.au

EER ★★★★★

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(02) 6213 3999

- Low-maintenance living that's easy to manage while still offering modern comfort and style.

Think you can't afford it? Think again! Our finance brokers are here to help, and you might be surprised just how little it could cost to own this incredible property. Or in you are looking to invest, our property management team have it all in hand and it could be the easiest transaction for you!

The features:

- Modern 2 bedroom apartment on level 8 of tower 1
- Kitchen features stone benchtops, dishwasher and Bosch appliances
- Floor to ceiling windows
- Split system air-conditioning
- North-east facing
- Intercom access
- Allocated basement car parking space and storage cage
- Multiple visitor parking space both externally and within the secure
- Access to heated 25m indoor swimming pool, barbeque and gymnasium
- Walking distance to the light rail station, the buzzing Dickson Shops, Lyneham Oval, Next Gen Health Club, Yowani Golf Course, Hockey Centre, Netball and Tennis Courts.

The finer details:

- 88m2 (72m2 of living + 16m2 of balcony)
- Complex name 'AXIS'
- Three towers, 350 apartments in total
- Developer/designer 'Amalgamated Property Group'
- Building completed 2013
- Land tax \$582 per quarter
- Rates \$466 per quarter
- Body corporate \$1064 + \$646 sinking fund per quarter
- Rental appraisal \$490 to \$540 per week

More About this Property

Property ID	350ZGCY
Property Type	Apartment
House Size	72 m2
EER	6
Including	Air Conditioning Pool Carpet & Tile flooring

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | cclough@ljhgungahlin.com.au

Steph Hunt 0403 524 615

Sales Associate to Carly Clough | shunt@ljhgungahlin.com.au

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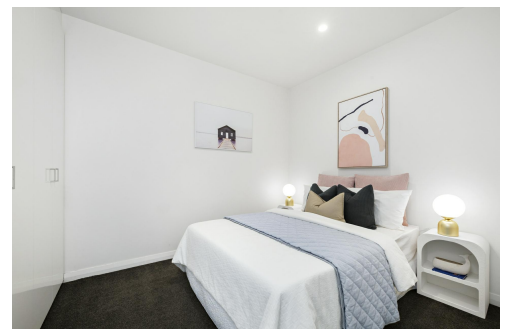
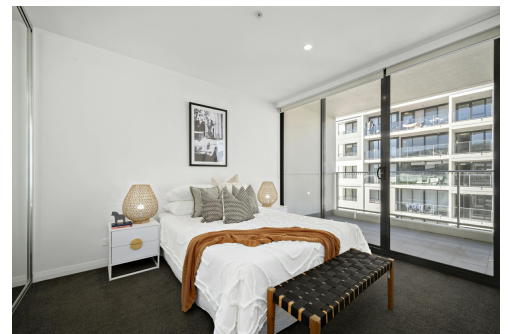
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



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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.

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