

21/22 Archibald Street, Lyneham

## Ground Floor Ease, Private Courtyard & Inner North Convenience

Buyers Guide: \$400,000

Set in the established Fairview Park complex, this ground floor two bedroom apartment offers a simple, practical and low maintenance lifestyle in a highly convenient Lyneham location.

Freshly painted and well maintained, the home is comfortable as is, while still offering scope for the next owner to add their own style over time. The single level layout is easy to live in, with open plan living, dining and kitchen areas flowing directly to a private courtyard.

The courtyard is a key feature, giving the apartment a more relaxed, townhouse style feel and providing a secure outdoor space for morning coffee, a small garden setting or quiet downtime at the end of the day.

The kitchen is functional with electric cooking, good bench space, overhead storage and a dishwasher. Both bedrooms include built in robes, and the home is complete with electric heating, timber look

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### AUCTION

Thu 28th May @ 5:30PM

### VIEW

Sat 23rd May @ 1:30PM - 2:00PM

### AGENTS

George Vlandis  
0437 398 774  
gvlandis@ljhbelconnen.com.au

Biba Berjaoui  
0439 393 149  
bberjaoui@ljhbelconnen.com.au

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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.

LJ Hooker

flooring and a single carport.

Positioned close to Dickson, Braddon, Canberra City, Belconnen, universities, hospitals, public transport and local shops, this is a smart option for first home buyers, investors or downsizers looking for an affordable Inner North address with everyday convenience.

- Ground floor two bedroom apartment
- Freshly painted and well maintained
- Practical single level layout
- Open plan living and dining area
- Functional kitchen with electric cooking and dishwasher
- Private courtyard directly off the living room
- Two bedrooms with built in robes
- Timber look flooring through the main living areas
- Electric heating
- Single carport
- Positioned in the established Fairview Park complex
- Close to Dickson, Braddon, Canberra City, Belconnen, universities and public transport

Internal Living Size: 61sqm

Courtyard Size: 7sqm

EER: 5.5

Rates: \$1,929 p.a.

Land Tax: \$2,305 p.a. (investors only)

Body Corp Fees: \$3,127 p.a.

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## MORE DETAILS

|               |   |
|---------------|---|
| Property ID   | HP133F8H  |
| Property Type | Unit  |
| House Size    | 61 m2   |
| EER           | 5.5   |
| Including     | Courtyard<br>Dishwasher<br>Built-in-Robes<br>Dishwasher |

**George Vlandis 0437 398 774**

Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

**Biba Berjaoui 0439 393 149**

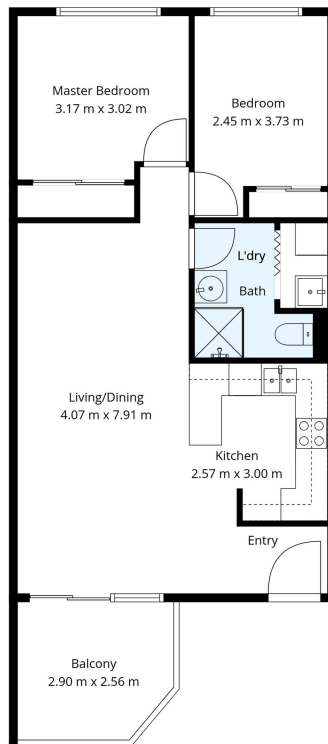
Sales Associate | [bberjaoui@ljhbelconnen.com.au](mailto:bberjaoui@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)





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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*