






230/1 Mouat Street, Lyneham

Fully Renovated Inner North Living with Private Position

Welcome to elevated Inner North living within the highly sought after AXIS development. Privately positioned and fully renovated throughout, this oversized two bedroom, two bathroom apartment captures leafy vistas across Lyneham to Black Mountain, delivering a lifestyle of comfort, convenience and contemporary sophistication.

Designed for effortless living, the spacious open plan layout seamlessly connects the living, dining and outdoor entertaining spaces, with a generous private balcony creating the perfect setting to relax or entertain. The sleek renovated kitchen is beautifully appointed with quality appliances, excellent storage and extensive bench space, featuring a double granite sink, Electrolux induction cooktop, built in oven and dishwasher.

Both bedrooms are generously proportioned, with the master suite offering a walk-in robe, stylish ensuite and split system air conditioning, while the second bedroom includes built in robes and easy access to the modern main bathroom. SPC hybrid flooring throughout further enhances the apartment's refined and low maintenance appeal.

2  2  2 

FOR SALE
\$639,999

VIEW
Sat 20th Jun @ 11:30AM - 12:00PM

AGENTS
Jeff Shortland
0417 483 627
jeff.shortland@ljhooker.com.au

Julian Parmeter
0415 377 225
jparmeter@ljhgungahlin.com.au

AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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**

Renowned for its exceptional resort style facilities, AXIS residents enjoy exclusive access to a heated 25m indoor lap pool, fully equipped gymnasium and beautifully maintained communal entertaining spaces. Positioned moments from the light rail, local cafés, Dickson precinct, Lyneham shops and the CBD, this is premium apartment living in one of Canberra's most connected lifestyle locations.

Additional features include two secure basement car spaces, storage cage, EV charging access, intercom entry and a private, peaceful outlook.

Features Include:

- Fully renovated oversized two bedroom, two bathroom apartment within the highly regarded AXIS complex
- Spacious open plan living and dining flowing to a private balcony with sweeping views towards Black Mountain and Telstra Tower
- Contemporary kitchen with induction cooktop, built in oven, dishwasher, double granite sink and extensive storage
- Generous master suite with walk-in robe, ensuite and split system air conditioning
- SPC hybrid flooring throughout living and bedroom spaces
- Two secure basement car spaces plus storage cage
- EV charging available for residents and visitors
- Resort style facilities including a heated 25m indoor pool, gymnasium and communal entertaining areas
- Exceptional Inner North location moments to light rail, Dickson, Lyneham shops and the Canberra CBD

Property Information (Approx.)

- Living: 88sqm
- Balcony: 9sqm
- Total: 97sqm
- Rates: \$526 per quarter
- Strata Levies: \$2,142.50 per quarter
- Land Tax: \$620 per quarter (investors only)
- EER: 6 Stars

MORE DETAILS

Property ID	36W2GCV
Property Type	Unit
House Size	97 m2
EER	6
Including	Air Conditioning Pool Gym

Jeff Shortland 0417 483 627

Licensed Agent | jeff.shortland@ljhooker.com.au

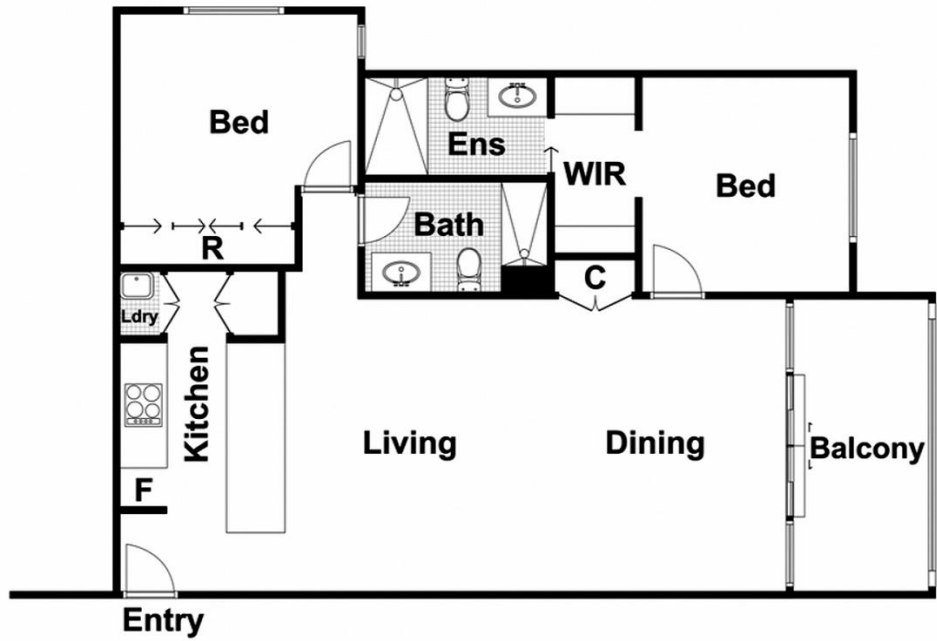
Julian Parmeter 0415 377 225

| jparmeter@ljhgungahlin.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNG AHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au





Measurements are approximate. Not to Scale. For illustrative purposes only.

Unit 230 'Axis' 1 Mouat Street, Lyneham ACT

