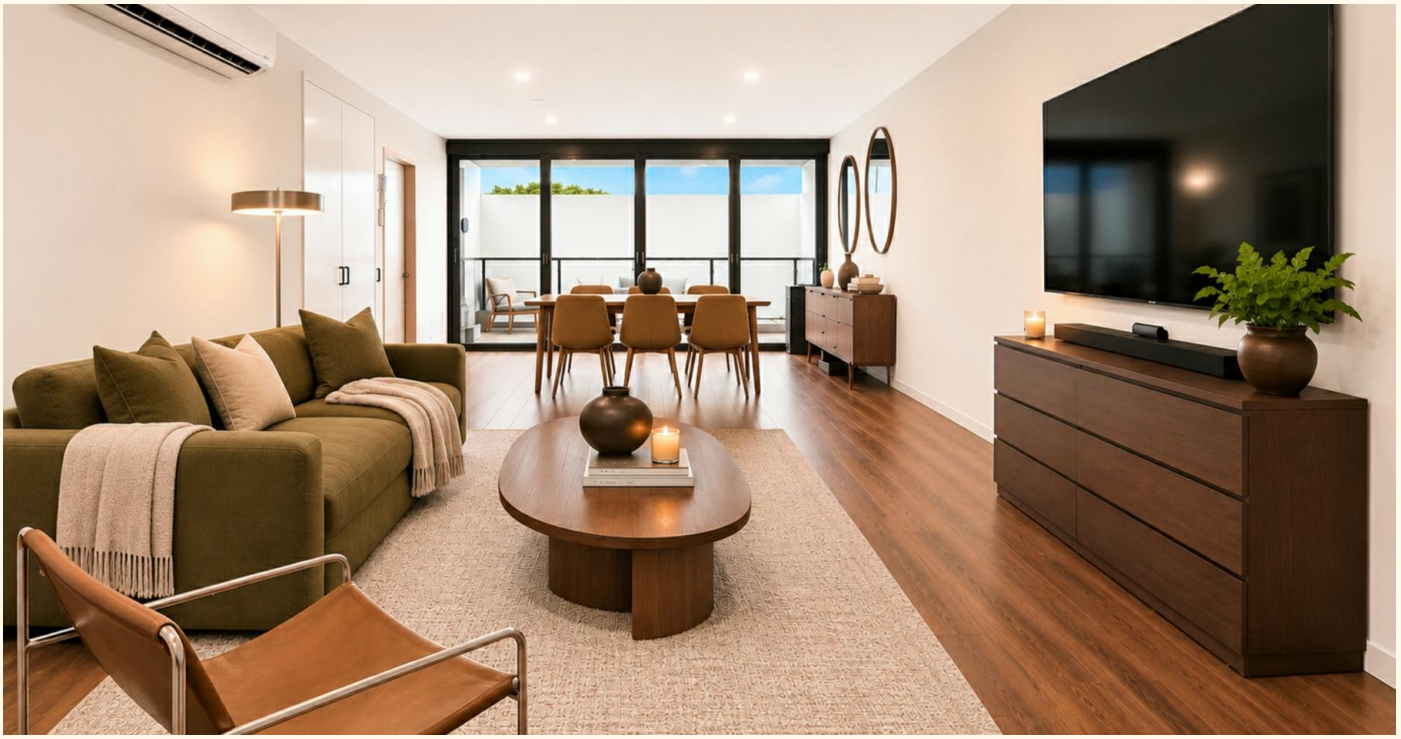
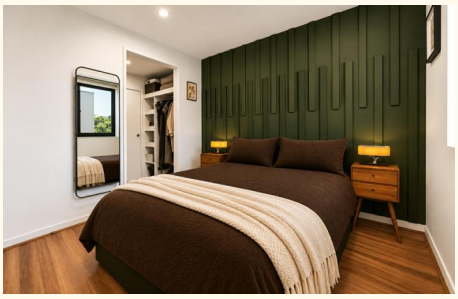








230/1 Mouat Street, Lyneham

# Your Perfect Lyneham Abode Awaits: Stylishly Renovated Apartment in AXIS

Welcome to a stylish and spacious Inner North Apartment within the highly sought after AXIS development. Privately positioned and fully renovated throughout, this oversized two bedroom, two bathroom, two car space apartment captures leafy vistas across Lyneham to Black Mountain, while delivering a lifestyle of privacy, convenience and contemporary sophistication.

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

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

2 2 2

**FOR SALE**
615,000

**VIEW**
Sat 7th Nov @ 1:00PM - 1:30PM

**AGENTS**

Jeff Shortland
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**AGENCY**

LJ Hooker Gungahlin
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

throughout further enhances the apartment's refined and low maintenance appeal.

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.

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 (Inv. only)
- EER: 6 Stars











## MORE DETAILS

| | |
|---|---|
| Property ID | 36W2GCY |
| Property Type | Unit |
| House Size | 97 m2 |
| EER | 6 |
| Including | Air Conditioning |
| | Pool |
| | Gym |

**Jeff Shortland 0417 483 627**
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