

**154/1 Mouat St, Lyneham, ACT, 2602**

**Apartment For Sale**

Thursday, 21 November 2024

154/1 Mouat St, Lyneham, ACT, 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Spacious 2 Bedroom Apartment With City Views

Positioned on the 6th floor, this contemporary apartment offers additional liveability & functionality over most others within the 'Axis' development. Spanning a generous 82sqm of internal living, this is the perfect investment or lock-up & leave lifestyle option. Enjoy views across the treetops to the city & the convenience of being just footsteps to the cosmopolitan bars/eateries of Dickson as well as employment & shopping facilities.

A formal entry hallway leads to an apartment that is bathed in light throughout, thanks to a desirable easterly aspect & large windows. The sleek kitchen boasts quality Bosch appliances, stone benchtops with breakfast bar & ample storage space. The generous, open plan living/dining areas are light & bright, & spill out onto the covered entertainers' balcony with views.

Unlike many other apartments at 'Axis', both bedrooms feature built-in robes, & windows to enjoy the views. The main bedroom features mirrored built-in robes & full-height windows opening onto the balcony. The central bathroom is equipped with full-height tiling, semi-frameless shower screen & stone vanity top.

### Summary of features:

- Located in the modern 'Axis' development
- 6th floor position
- Leafy outlook towards the City
- Many cosmopolitan bars/eateries close by
- Stroll to employment & shopping facilities
- Light Rail just metres away
- Stylish kitchen with ample storage
- Quality Bosch appliances
- Stone benchtops, breakfast bar
- Generous open plan living & dining area opening to covered balcony
- 2 bedrooms, both with built-in robes & windows
- Main bedroom with full-height windows, opening to balcony
- Contemporary bathroom, full-height tiling
- Semi-frameless shower screen & stone vanity top
- Split system heating/cooling
- On-site indoor swimming pool & gymnasium
- Restricted access basement car parking
- Lift access.
- Rental estimate: \$500 to \$550 per week (approx.)

### Key figures:

- Living area: 82m<sup>2</sup>
- Balcony area: 7m<sup>2</sup>
- Rates: \$1,880.00 p.a. (approx.)
- Land tax (investor's only): \$2,352.96 p.a. (approx.)
- Strata: \$7,084.00 p.a. (approx.)
- EER: 6