

**2/15 Fox Place, Lyneham, ACT 2602**

**BLACKSHAW**

**Apartment For Sale**

Tuesday, 7 January 2025

2/15 Fox Place, Lyneham, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

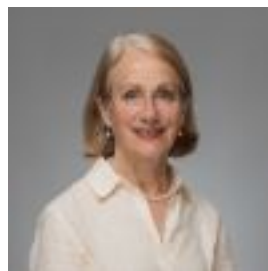
**Parkings: 1**

**Area: 72 m2**

**Type: Apartment**



Christine Shaw  
0262952433



Gillian Thorn  
0262952433

**\$515,000**

A savvy buyer will know there are many one bedroom apartments available in Canberra, however, this one is surprisingly different. As a corner apartment with only one shared wall, the amount of sunlight streaming in from two balconies as well as the kitchen window is exceptional. With air conditioning in both the living area and bedroom and excellent cross-ventilation, the leafy location makes this apartment a cool oasis in summer. The location itself is incredibly rare. This apartment is located with its own stairwell consisting of only three other neighbours in the Renard apartments. The bedroom view looks out over the park and Mt Ainslie, and is yet another reason you've got to visit. Unique. The apartment is awash with natural light, a well-proportioned north-facing living area and a neutral décor throughout. The generous sized kitchen has plenty of bench space and quality fittings for all your entertaining desires. The two balconies offer a relaxed outdoor setting for visitors throughout the year. The king-sized master bedroom has a large built-in robe and bathroom, as well as a balcony perfect for morning coffees. For visitors, the ensuite with a separate bath and shower has two-door access easily closed off from your bedroom. The complex itself is designed as a beautiful park setting, within multiple two storey buildings, each consisting of a small number of apartments. No high-rise living here. Offering privacy, security and tranquility in a quiet street, this apartment is sure to please first home owners or investors, or those wishing to have a base in Canberra. The enclosed park across the road at the end of the cul-de-sac is very private and perfect for the local community if you have young visitors who want to run around close by. Beautifully located in a leafy green quiet cul-de-sac, just a short walk to shops and all inner city facilities. As well, you have the magnificent Lyneham Wetlands only 100m away at the end of the street. No need to spend hours on a weekend with a huge yard while you have so much picturesque garden scenery just outside your doorsteps.

**Features:** 2007 construction with exceptional presentation  
Freshly painted with luxurious carpet  
Cul-de-sac location  
First floor of two storey building  
Quiet two storey complex spread across leafy grounds  
Stairwell of only four apartments  
Boutique complex of only 40 apartments  
Additional kitchen and bathroom windows with only one neighbour on one side  
Kitchen with stone benchtop and quality stainless steel appliances  
North-facing balcony from living area  
Crimsafe screens to two balconies  
Abundant sunlight with extensive windows and glass doors  
King-sized bedroom with built-in robes and balcony  
Blockout curtains in bedroom  
Two-way bathroom with stone benchtop  
Full bath and separate shower  
European style laundry  
Air-conditioning in bedroom and living room  
Pet door to living room balcony  
Massive storage room of over 10m<sup>3</sup>  
Secure entry to building  
Undercover secure car parking  
15 Visitor car parks available under cover  
15 Year Sinking Fund Plan  
Sept 2021  
Small enclosed park across the road  
4 minutes walking to Lyneham Shops  
15 minute walk to Dickson Shopping Precinct  
500m walk to the Light Rail  
Bike pathways and many transport options  
Close to ANU and short bus ride to Uni of Canberra  
Pet friendly apartment and parks for picnics or exercise  
EER 6  
Rates: \$468 pq  
Body Corporate: \$893.40 pq  
WS&S: \$201.07 pq  
Living: 60m<sup>2</sup>  
Bedroom Balcony: 3m<sup>2</sup>  
Living Area Balcony: 9m<sup>2</sup>  
Car Park: 15m<sup>2</sup>  
Storage: over 10m<sup>3</sup>

**Note:** 1. Virtual styling used in photos  
2. All figures and measurements are approximate