

**7B/62 Wattle Street, Lyneham, ACT, 2602**



**Apartment For Sale**

Thursday, 5 December 2024

7B/62 Wattle Street, Lyneham, ACT, 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Inner North Entry Home

A newly renovated, 1st floor apartment in the Acacia Gardens complex has everything you need. Light and airy home, move in ready and situated in the highly sought-after Inner North postcode.

This apartment offers an updated modern kitchen with new appliances, a newly renovated bathroom with floor to ceiling tiles, generous bedroom storage with mirrored sliding doors, light oak timber flooring across the open plan living space, and a covered northeast facing balcony.

Acacia Gardens is a well looked after complex with established vegetable gardens, a chicken run, fruit trees, and spacious common areas promoting a real community feel to apartment living.

Its ideal location puts you within walking distance to numerous great cafes of Lyneham shops with IGA, butcher, bakery and pharmacy along with ACT historical cafe 1/2 bar, Tilley's. Dickson's shopping and dining precinct just down the road, the Canberra City, ANU and the MacArthur Avenue light rail stop show the benefits of Inner North Canberra living.

Within walking distance to Lyneham High, Brindabella Christian college, Lyneham Primary and childcare centres. It is also positioned to enjoy the abundance of open parkland and sporting fields in the district that wind through the Inner North suburbs in Canberra.

The Acacia apartments offer a great entry level home to live or as an investment, thanks to the location and amenities mentioned above.

### Property Features:

- Open-plan living and kitchen area
- Renovated kitchen with quality appliances
- NEW oak timber flooring
- Large bedroom with new sliding mirror doors and storage
- Renovated bathroom with floor to ceiling tiles
- Double brick construction, popular for 1970's builds
- Single covered carport and ample visitor parking and bicycle facilities
- Communal vegetable gardens and chicken enclosure
- Rear gate access to the Sullivans Creek Bike Path to the city and ANU
- Short walk to the Macarthur Avenue light rail stop
- Close to Lyneham shops and cafes
- Walking distance to local bus stop as well

### Property Numbers:

- Rates: \$559.41 per quarter approx.
- Body corporate levies: \$790.21 per quarter approx.
- Land tax: \$406.79 per quarter (for investors only) approx.
- EER: 4.5
- Rental appraisal: \$400-420 p/wk