

**84/1 Mouat Street, Lyneham, ACT, 2602**



**Apartment For Sale**

Thursday, 19 December 2024

84/1 Mouat Street, Lyneham, ACT, 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## SMART TODAY - SECURE TOMORROW!

Looking for the perfect investment? Look no further than this stunning 2 bedroom, 1 bathroom apartment in the sought-after Axis Building! Located on Canberra's thriving northside, this apartment has everything going for it - style, convenience, and incredible amenities.

Start your day with a workout in the fully-equipped gym, relax with a swim in the resort-style pool, enjoy direct access to the light rail, and step out into the vibrant Dickson precinct. Here, you'll find a world of cafes, restaurants, shops, and entertainment, right at your doorstep. Plus, getting around the city is a breeze with the light rail and bus routes on your doorstep!

This is an investor's dream:

- Secure tenant in place who loves the apartment and wants to stay long term - talk about stress free income!

- Prime location that appeals to professionals, students, and couples alike.

- Low-maintenance living that's easy to manage while still offering modern comfort and style.

Think you can't afford it? Think again! Our finance brokers are here to help, and you might be surprised just how little it could cost to own this incredible property. Plus, our property management team have it all in hand and it could be the easiest transaction for you!

The features

- Modern 2 bedroom apartment on level 8 of tower 1

- Kitchen features stone benchtops, dishwasher and Bosch appliances

- Floor to ceiling windows

- Split system air-conditioning

- North-east facing

- Intercom access

- Allocated basement car parking space and storage cage

- Multiple visitor parking space both externally and within the secure

- Access to heated 25m indoor swimming pool, barbeque and gymnasium

- Walking distance to the light rail station, the buzzing Dickson Shops, Lyneham Oval, Next Gen Health Club, Yowani Golf Course, Hockey Centre, Netball and Tennis Courts.

The finer details:

- 72m<sup>2</sup> of living + 16m<sup>2</sup> of balcony

i½ Complex name 'AXIS'

i½ Three towers, 350 apartments in total

i½ Developer/designer 'Amalgamated Property Group'

i½ Building completed 2013

i½ Land tax \$582 per quarter

i½ Rates \$466 per quarter

i½ Body corporate \$1064 + \$646 sinking fund per quarter

i½ Rental appraisal \$490 to \$540 per week