

**6/15 Fox Place, Lyneham, ACT, 2602**



**Unit For Sale**

Thursday, 26 December 2024

6/15 Fox Place, Lyneham, ACT, 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Brett Hayman  
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## Well-appointed two-bedroom unit

**\*\*The first availability to view this home will be on the 4th January 2025. We look forward to showing you through in 2025\*\***

Nestled in a prime location close to a vibrant dining precinct, this newly repainted two-bedroom unit offers convenience, comfort, and charm. The open-plan kitchen and dining area flow seamlessly into an adjacent living space, where large windows frame a serene leafy outlook. With great natural light throughout, this home is perfect for professionals, first-home buyers, small families, and investors alike.

The well-appointed kitchen features an electric cooktop, built-in oven, and dishwasher, making it both functional and stylish. Accommodation includes a master suite with a walk-in robe and ensuite, and a second bedroom with a built-in robe and direct access to the main bathroom. With easy access to public transport and major roads, this property combines practicality and lifestyle appeal in equal measure.

### Key Features

- Prime location close to shops, restaurants, and cafes
- Open-plan kitchen/dining area with tidy kitchen, electric cooktop, built-in oven, and dishwasher
- Adjacent living area with large windows and a leafy outlook
- Newly repainted interior with great natural light throughout
- Two spacious bedrooms; master suite with walk-in robe and ensuite, second bedroom with built-in robe and direct access to the main bathroom
- Main bathroom with shower and bath
- Spacious balcony with leafy outlook to the back of the home, ideal for entertaining, with a second private balcony at the front
- Two side-by-side secure car spaces
- Small storage lock up
- Convenient access to public transport, light rail and major roads
- Close to nearby parklands
- Ideal for professionals, first-home buyers, small families, and investors

This low-maintenance apartment is a fantastic opportunity to enjoy an enviable lifestyle in one of Canberra's most sought-after locations.

EER: 6.0

Rates: \$2,037 pa (approx)

Land Tax: \$2,718 pa (approx)

Living Area: 80m<sup>2</sup>

Balcony: 16m<sup>2</sup>

Body Corporate: \$4,827 pa (approx)

### Nearby

- Dickson Shops and Restaurants
- Canberra Centre
- Calvary Private Hospital
- Lyneham Primary School
- Lyneham High School
- Dickson College