60/1 MOUAT STREET, LYNEHAM, ACT, 2602









SOLD

MODERN INNER-CITY LIVING IN SOUGHT-AFTER LYNEHAM LOCATION

Nestled in the heart of one of Canberra's most sought-after inner suburbs, this stylish one-bedroom apartment in Mouat Street, Lyneham presents an exceptional opportunity for both owner-occupiers and astute investors. Offering 60 square meters of thoughtfully designed living space, this contemporary residence perfectly balances comfort with convenience.

Step inside to discover a well-appointed interior featuring a spacious lounge area that welcomes natural light and creates an inviting atmosphere for relaxation or entertaining. The bedroom is generously sized, while the modern bathroom adds a touch of sophistication to daily living. The secure undercover parking provides peace of mind for vehicle storage and has a storage area.

- Ideal for investors, professionals, or lifestyle buyers
- Reverse-cycle air conditioning in living area
- Stylish kitchen with Bosch electric cooktop, oven, and dishwasher
- Ample bench space and generous storage throughout
- Well-sized bedroom with built-in wardrobe
- Discreet European laundry with dryer
- Secure basement car space plus storage cage
- Access to indoor heated pool and well-equipped gym
- Landscaped outdoor entertaining and BBQ areas
- On-site visitor parking

Property information (approx):
- Living: 60sqm
- Balcony: 10sqm
- Storeroom: 2.5sqm
- Body Corporate Admin: $1,018.40pq
Sinking: $629.43pq
- Rates: $458pq
- Land Tax: $563.24pq
- EER 6.0

Location is truly a standout feature of this property, opposite Lyneham ovals, Hockey Fields,

1 BED | 1 BATH | 1 CAR

PRICE:
$395,000

OPEN FOR INSPECTION:
N/A



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