

1/26 Longford Street, Lyons, ACT 2606



Duplex/Semi-detached For Sale

Tuesday, 16 January 2024

1/26 Longford Street, Lyons, ACT 2606

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1114 m2

**Type:
Duplex/Semi-detached**



Steven Thomas
0419888026

\$999,999

This fully renovated free-standing dual occupancy has lovely street appeal. It features neutral tones and two great sized living areas. You will downsize your garden work but not your living standard. Not only do your living areas capture delightful sunlight but so does your entertaining deck. The secure yard is ideal for children or grand-children. The adjacent park provides even more options for children's play. All three bedrooms are a good size and the bathroom has been updated with a modern colour scheme. It is located within a three-minute walk from local shops and a short drive from Woden's shopping precincts. This is an ideal home for downsizers or first homebuyers alike. Be very, very quick!!!

Other features:- Double garage with auto door and internal access- Ample storage- Private dual occupancy (front property)- Modern open plan kitchen with breakfast bar- Three bedrooms, all with built-in wardrobes- Updated bathroom- Separate laundry- Solar control film on windows and doors- Energy efficient LED down lights- Recently updated electrical switchboard- Miele appliances and ducted rangehood- Formal lounge and dining area- Family room / meals area- Timber look flooring - Reverse cycle Fujitsu system (3 zones - Kitchen + dining, living and bedrooms)- Large outdoor entertaining deck with pergola- Private secure courtyard with motorised folding arm awning- Quiet family street, no through traffic- Newly landscaped, low maintenance gardens- Pet friendly- Crimsafe doors- Security system and video intercom doorbell- No body corporate management fees

Close proximity to:- Future light rail interchange- The Hellenic Club- The local shops, including cafe and adventure playground- Early childhood school- Westfield Woden

Rates: \$2,353 pa
EER: 2.5
Living area: 120 sqm
Garage area: 38 sqm