

**1/30 Glenorchy Street, Lyons, ACT 2606**



**Apartment For Sale**

Thursday, 13 June 2024

1/30 Glenorchy Street, Lyons, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Auction

**Auction Location: On-Site** Discover your new home on Glenorchy Street in the welcoming community of Lyons. This great value residential opportunity features 2 cosy bedrooms, 1 bathroom, and a convenient carport space. Perfect for first-time buyers or savvy investors, this property offers an opportunity to increase the capital value enormously with a renovation. Lyons is a sought-after suburb known for its family-friendly atmosphere and excellent amenities. Enjoy close proximity to popular local schools, including Lyons Early Childhood School and Alfred Deakin High School. Outdoor enthusiasts will appreciate the nearby Woden Town Park and Oakey Hill Nature Reserve, ideal for weekend picnics and leisurely strolls. With easy access to public transport and major roads, commuting to work or exploring Canberra's attractions is a breeze. The vibrant Woden Town Centre is just a short drive away, offering a variety of shopping, dining, and entertainment options. Don't miss out on this rare affordable opportunity in Lyons. Contact LJ Hooker Tuggeranong today to make this conveniently located property yours!

**Summary:**

- Is this the best value 2-bedroom unit in Canberra right now?
- Blank canvas in need of complete renovation
- North Facing living area
- Living size 50.3 m<sup>2</sup>
- Single carport
- Convenient inner Woden location
- Strata Fees \$705 per quarter
- Rates \$2279 per annum
- Land tax \$2890 per annum

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.