

1/6 Marrawah Street, Lyons, ACT 2606



Sold Unit

Saturday, 16 September 2023

1/6 Marrawah Street, Lyons, ACT 2606

Bathrooms: 1

Parkings: 1

Type: Unit



Jack Wilson
0402367713



Chris Wilson
0418620686

\$210,000

Flooded with natural light from the most desired of aspects, this compact offering provides ease of living with all the required amenities and sought after convenience thanks to a brilliant location. At a very appealing price tag often unheard of in the nation's capital, there is no surprise this development is tightly held. The open plan living area extends seamlessly to the private, north facing courtyard and is comforted year-round by not only the solid brick construction but a split system heating and cooling unit. A wall mounted TV complements the intelligent design while the well-appointed kitchen has been updated and offers electric cooking, ample bench and cupboard space, plus a full-size fridge. The main bathroom includes a shower over bath combination and the separate toilet is a nice addition to this efficient floorplan. The north facing courtyard is awarded privacy from the curved purple feature wall and an established evergreen tree. Undoubtedly this location is sure to grab the attention of live in owners and investors alike. With a bus stop immediately at your doorstep offering rapid service into the city and parliamentary triangle, or the short stroll across the road to the ever-expanding and well serviced Woden Town Centre. With years of expansion still ahead, the close proximity to Canberra Hospital is also very attractive. Vacant and offering immediate occupation, this apartment has never lasted long on the market when advertised for lease and we do not expect anything different now it is being offered for sale. So do not delay, enquire today to register your interest and attend our next advertised open home or book a private inspection today.

Features:-
- North facing
- Ground floor
- Split system heating and cooling
- Private courtyard
- Updated kitchen with electric cooking
- Vacant possession
- Exceptional location with bus stop within immediate proximity
- Very close to Woden Town Centre
- Previously rented for \$400 per week furnished
- Furniture available for inclusion

Apartment Size: 28m² (approx.)
Year of Construction: 1971
EER: 4.5
Outgoings: General Rates: \$520p/qtr (approx.)
Land Tax (if rented out): \$656p/qtr (approx.)
Body Corp Levies: \$513 p/qtr (approx.)

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