

**10 Breona Place, Lyons, ACT 2606**

**Sold House**

Sunday, 13 August 2023



10 Breona Place, Lyons, ACT 2606

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 758 m2**

**Type: House**



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$1,250,000**

Welcome to 10 Breona Place, this established family home has been well-loved and immaculately maintained throughout its life and is ready for a new owner to move in and enjoy. Located within one of Lyons most desirable quiet cul de sac's and within minutes of Lyons Early Childhood School and the Lyons shops this home represents a fantastic opportunity for many growing families. The extended yet flexible floor plan includes an updated kitchen that seamlessly connects to the casual dining and north facing lounge area. Accommodation is provided by four generously proportioned bedrooms including the immense main bedroom with walk-in robe, ensuite and direct access to the outdoor deck. Three remaining bedrooms, two have built-in robes and all serviced by the updated main bathroom. The home continues to offer an abundance of features throughout including the established low maintenance landscaped gardens, extensive alfresco dining area, large deck and pool area, double glazed windows, solar panels, ducted gas heating and ducted evaporative cooling throughout and an oversize single-car brick garage. The home's great location inside the Woden district offers easy access to Lyons Shops, The Canberra Hospital, Woden Westfield, the CBD and many local schools. The home's opportunity for growth and its private location offers a fantastic opportunity for any growing families or renovators.

Features: - Quiet Cul-de-sac location - Functional Floorplan - Immaculately maintained and presented - Solar panels with new inverter (12months old) - Double glazed windows throughout - Ducted gas heating - Ducted evaporative cooling - Four Bedrooms, main with ensuite and walk in robe - Three other bedrooms, two have built in robes - Updated Kitchen - Renovated bathroom - Established easycare gardens - Outdoor deck area and swimming pool (above ground) - Secure brick garage (oversize) - Covered 'alfresco' area - Great location in the Woden district

Rates: \$4,336 pa Land tax: \$7,873 pa UV: \$922,000 EER: 2.5 Living: 142m<sup>2</sup> Block: 758m<sup>2</sup>