

101 Burnie Street, Lyons, ACT 2606

House For Sale

Friday, 1 December 2023

101 Burnie Street, Lyons, ACT 2606

Bedrooms: 3

Bathrooms: 1

Area: 851 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

\$1,000,000+

Don't drive by this one, step inside and be surprised. Nestled in a superb position within this exclusive and tightly held pocket of Woden. This brick veneer home is situated on a large 851m² block with views towards Mt Taylor. The functional floor plan consists of sun filled open plan lounge and dining area that flows directly to a functional kitchen that overlooks the rear backyard. Accommodation includes three generous sunfilled bedrooms all with easy access to the separate wc and main bathroom. This is an exceptional location to extend, build your new home or just live as is and enjoy the quiet elevated position. A very rare and unique offering. Additional details: Low side of the street with views to the rear Block size of 851m² approx Easy access to Oakey Hill walking trail / reserve Great views to Mt Taylor Privately built Split system heating / cooling in living room Living areas / bedrooms in great proportions Largely original kitchen overlooking rear yard Three generous bedrooms Updated bathroom Storage under Stroll to Woden & Lyons Shopping centres Walking distance to Canberra College and local primary schools Rates: \$4,569 pa Land tax: \$8,364 pa UV: \$887,000 EER: 2.0 Living: 125sqm Block: 851sqm