

**107/5 Burnie Street, Lyons, ACT 2606**

STONE

**Sold Apartment**

Monday, 14 August 2023

107/5 Burnie Street, Lyons, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$450,000**

Location is everything, so look no further than this 1 bedroom apartment, a stone's throw from Woden's Town Centre and all it has to offer. Fully equipped with modern appliances, storage, and floor-to-ceiling glass doors, offering you the ideal indoor-outdoor flow in your own private sanctuary. The Sorell Complex is well designed with pool and barbecue facilities and there is basement car parking with lockable storage. Features Overview:- West-facing- Single-level, fourth-level floorplan- NBN connected with FTTP- Age: 9 years (built in 2014)- Units plan number: 4008- EER (Energy Efficiency Rating): 6 stars Development Information:- Name of development: Sorell- Number of buildings in development: 132- Strata management: Vantage Sizes (Approx.):- Internal Living: 60 sqm - Balcony: 9 sqm- Total residence: 69 sqm Prices:- Strata Levies: \$1,040.65 per quarter- Rates: \$360.51 per quarter- Land Tax (Investors only): \$448.97 per quarter- Conservative rental estimate (unfurnished): \$465 per week Inside:- Stone benchtops in a modern and spacious kitchen- Clean and crisp colours, ready for your own personal touch- High ceilings- 1 bedroom featuring a large, mirrored wardrobe- Disability friendly, oversized shower and vanity- Floor-to-ceiling sliding doors Outside:- Generous, undercover, and private balcony- Single, secure car space with lockable storage- Private and quiet outlook from the balcony towards pool and common area- Access to pool + BBQ areas- 900m to Woden Westfield Plaza- 6-minute drive to Canberra Hospital Inspections: We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further inquiries.