

11 Yolla Place, Lyons, ACT 2606

House For Sale

Thursday, 13 June 2024



11 Yolla Place, Lyons, ACT 2606

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 920 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

Auction

Nestled in the heart of Woden, this spacious family home offers plenty of potential to make it your own. Ideally positioned at the end of tightly held Cul de sac in an elevated position adjacent reserve, with its original charm, character and stunning views, this property is a rare find in today's market. Upon entering the home, you are welcomed by high ceilings and wide hallways that leads into the North facing living room with stunning views across the Woden Valley. Flowing from the living room is the dining room that connects to the functional kitchen and large meals area. The kitchen has ample counter space and plenty of room for customization to fit your own personal style. Accommodation is provided by five generously sized bedrooms all with leafy outlooks. The main bedroom has a walk in robe and ensuite bathroom. Two additional bathrooms service the three bedrooms upstairs and the separate self contained one bedroom flat with its own kitchenette, bathroom and external access, is ideal for guests, additional income or a teenage retreat. Outside, the mature gardens with direct access to the reserve surround the home. Located just a few minutes walk to the local schools, Lyons shops and Westfield Woden and only a short drive to the Inner South and City, affording easy access to all the best restaurants, shopping, and entertainment that Canberra has to offer. Don't miss out on this rare opportunity! Additional features:- First time to market in nearly 60 years- Elevated 920m² block adjacent to reserve- Stunning views across Woden Valley and beyond- Three living areas- Ducted gas heating - Reverse cycle heating and cooling- Granny flat under with kitchenette, bathroom and separate access- Oversize double garage with internal access- Ample storage and workshop under- Walking distance to local schools, Lyons Shops and Woden Town Centre- Short drive to Inner South and City EER: 1.0 Living Area: 241 m² Land Size: 920 m² Rates: \$4,588 pa (approx) Land Tax: \$8,404 pa (approx) Land Value: \$923,000 (2023) Nearby- Woden Town Centre- The Canberra Hospital- Curtin Primary School- Alfred Deakin High School- Canberra College