

118/5 Burnie Street, Lyons, ACT 2606



Apartment For Sale

Thursday, 11 April 2024

118/5 Burnie Street, Lyons, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Ben Wilson

0420375976

Auction 01/05/2024

Experience modern living at its finest in this well appointed 2-bedroom plus study apartment located in the desirable Sorell development in Lyons. Positioned on level 6 with a north aspect, enjoy uninterrupted views of Telstra Tower from each of the main living spaces in the home. The central living accommodation offers an open plan living/dining/kitchen space that leads out to your secluded balcony, offering ample space for entertaining family or friends whilst capturing the green filled vistas everywhere you look. In addition to the two, well segregated bedrooms, you will appreciate the flexibility of the generously sized study, perfect for remote working, as a quiet retreat or even have it converted to a 3rd bedroom. In addition to the wardrobes found in each of the bedrooms there are multiple storage solutions throughout presenting the upmost flexibility with this home. Convenience is key with two separate car spaces in the secure basement parking, along with more dedicated storage adjacent to your car park. Enjoy resort-style amenities with access to the development's pool and BBQ areas, ideal for leisurely weekends and offering other options when entertaining guests. Located in Lyons, adjacent to the Woden Town Centre, this prime location offers easy access to a wealth of amenities, ensuring easy living with everything your lifestyle demands only a short walk away. Crafted by Hindmarsh, known for their attention to detail and high quality build, this home presents refined living with peace of mind. Don't miss out on this exceptional opportunity to elevate your lifestyle. Meet me at the next open home or call to book a private inspection.

The Perks:

- North facing, 6th floor 2 bed, 2 bath apartment.
- Master bedroom with ensuite.
- Large study complete with storage & window.
- European laundry with dryer and additional shelving.
- Split system heating & cooling.
- Additional storage throughout the apartment.
- Quality window furnishings throughout.
- Two separate car spaces in the secure basement with adjacent storage shed.
- Complex amenities: Swimming pool, BBQ area and mature gardens

The Numbers:

- Internal Living: 87m²
- External Living: 9m² approx.
- Total usable living space: 96m²
- EER rating: 6 Stars
- Rates: \$495 per 1/4 approx.
- Strata: \$1,669 per 1/4
- Rental Potential: \$650 - \$690 per wk.
- Land Tax \$590 per ¼ approx. (investors only)

The Location:

- Westfield Woden 2 mins by car.
- Lyons IGA & Stand By Me coffee shop 5 mins on foot.
- Canberra Hospital 5 mins by car.
- Canberra CBD 12 mins by car.
- Canberra Airport 15 mins by car.