

**12/5 Burnie Street, Lyons, ACT 2606**



**Sold Unit**

Friday, 11 August 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

**\$490,000**

Situated in the popular Sorell complex, this north facing apartment on the 2nd level is just walking distance from the vibrant Woden Town Centre and shopping precinct. The contemporary designed and styled apartment features modern fixtures and easy care living in a highly sought after location. The well designed floor plan incorporates a chic kitchen complete with stone bench tops and stainless steel appliances, open plan living area, generously proportioned bedrooms, including master and additional bedroom or large study, modern bathroom and north facing balcony enabling the sun to stream into the living and bedrooms every morning. You will love living here with amazing features including reverse cycle air conditioning, freshly painted throughout, larger than standard basement parking with storage cage and resort style amenities, which include a private swimming pool and bbq area. Enjoy the convenience of the Woden shopping precinct across the road, offering restaurants, bars and cafés. The tram line, Canberra Hospital, great schools, the Woden bus interchange and numerous amenities just a short stroll away. It's easy to see that this apartment is at the centre of everything and makes for a desirable first home or investment opportunity.

The Perks:

- One bedroom, plus large study design
- Highly sought after Sorell development
- North facing
- High ceilings
- Freshly painted throughout
- Full height tiling in bathroom
- Stone bench tops
- Larger than standard, under cover carspace
- Storage cage
- Westfield Woden 1 minute walk
- Tram line and bus interchange 1 minute walk
- Hellenic and Southern Cross Clubs 1 minute walk

Key Numbers:

- Living area: 75m<sup>2</sup>
- Balcony: 8m<sup>2</sup>
- Strata levies: \$1,242 p.q. approx.
- Rates: \$466 p.q. approx.
- Land tax: \$557 p.q. approx.
- Build: 2014