

13/62 Launceston Street, Lyons, ACT 2606

LUTON

Sold Unit

Wednesday, 25 October 2023

13/62 Launceston Street, Lyons, ACT 2606

Bathrooms: 1

Parkings: 1

Type: Unit



Team Rahi and Nader
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Contact agent

Welcome to your perfect urban oasis in the sought-after suburb of Lyons! This ground-floor studio apartment offers a delightful combination of convenience, making it an ideal choice for singles, couples, or savvy investors. Combine living with the bedroom space, creating a versatile and functional layout. The good-sized kitchen features a fridge and a modern microwave, allowing you to prepare delicious meals easily. One of the highlights of this studio apartment is the balcony, providing a serene outdoor space to relax, unwind, and enjoy your morning coffee or evening drinks. With the convenience of a designated car space, you'll have peace of mind knowing that your vehicle is securely parked just steps away from your front door. This fantastic apartment is highly desirable and offers unparalleled accessibility to local shops and amenities. Enjoy the convenience of being just a short distance from Woden Westfield, where you can indulge in shopping, dining, and entertainment options galore. Whether you're a first-time buyer, downsizer, or investor, this studio apartment presents an exceptional opportunity to secure a foothold in the property market. With its attractive features, great location, and low-maintenance living, this affordable property is a prime choice for those seeking convenience and comfort. Rental estimation: \$300-\$320 per week. Body corporate: \$600 pq - approx. Rates: \$1,900 approx. annually Land tax (if rented): \$2,400 approx. annually. Inspection is highly recommended, as this great opportunity will not remain on the market for long!