

**17 Lutana Street, Lyons, ACT 2606**

**House For Sale**

Wednesday, 12 June 2024



17 Lutana Street, Lyons, ACT 2606

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 694 m2**

**Type: House**



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Auction

Well located in an elevated position with outstanding views to Mount Taylor reserve, set on a 694sqm parcel of land within a sought-after suburb and only a short stroll to Woden and parkland. This immaculately presented home has been ergonomically designed and features a combination of hardwood jarrah floors and new carpet. The north facing open plan living area connects seamlessly to the updated silky oak kitchen with European appliances and granite bench-tops. The living area flows through cedar doors to the rear north facing entertaining area and easy care gardens. Accommodation is provided by three bedrooms all with built in robes and new carpet serviced by a beautifully renovated bathroom. Other features include ducted gas heating, evaporative cooling, and oversize double garage with workshop space. A fantastic opportunity to secure a move in ready home surrounded by other quality new homes in one of Woden's most sought-after suburbs. Features include:- Outstanding views to Mt Taylor and Woden Valley- Central location- Leafy outlook from every room- Elevated position- Hardwood Jarrah timber floors- New carpet - Three bedrooms with built-in robes- Ducted gas heating - Evaporative cooling- Updated kitchen with granite bench-tops- Quality European kitchen appliances - Renovated bathroom- Freshly painted inside & out- Cedar windows - Oversize double garage - Easy care gardens - Lyons is adjacent to Woden/Phillip, minutes from the progressive Woden Town Centre- Close to Cooleman Court, WestonEER: 4.0Living Area: 99m<sup>2</sup>Rates: \$4,317 pa (approx)Land Tax: \$7,833 pa (approx)Land Size: 694m<sup>2</sup>Land Value: \$831,000 (2023)