

**17 Olympus Way, Lyons, ACT 2606**



**Sold House**

Friday, 23 February 2024

17 Olympus Way, Lyons, ACT 2606

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1157 m2**

**Type: House**



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**\$1,685,000**

If glamorous, recreational living is your thing, then you are already a fan of the Mid Century Modern era, 17 Olympus Way is an example of how you can renovate but maintain the design features we love from this architectural style. Super sized rooms, northern aspect highlighted by large windows with picturesque outlooks, high ceilings and easy living spaces. Typical of the mid century style, this home is centred around the connection of inside living to the deck and courtyard spaces. \* Two large living spaces including a central family room and separate rumpus or retreat with its own external access\* Large, modern renovated kitchen that all the family can enjoy cooking up a family dinner and socialising in\* 5 bedrooms to satisfy a large or growing family\* Master bedroom has an ensuite and there is another 2 bathrooms to service the rest of the house\* Large covered deck on the Eastern side of the house easily accessible from living, kitchen and master Bedroom, perfect for entertaining relaxing and alfresco dining\* Walled courtyard on the Northern or front of the house offer an alternate private outdoor space accessible from rumpus room and bed 5\* Ducted reverse cycle air conditioning with recently updated energy efficient ductwork throughout the house\* Security screens on most bedroom windows \* Solar panels \* The landscaped gardens surround the house giving it a relaxing green outlook from all rooms and watering system for backyard grassed area \* Kitchen garden area off the deck including herb garden and raised vegetable beds\* Safety gates on deck stairs for young children, plus a ramp to allow ease of access to the garden for people with mobility needs\* Double garage with internal access and extra storage is situated under the house, the perfect location for a wine cellar\* A double carport is located at the front of the garage providing undercover parking for more cars\* The location is prime real estate, on a leafy quiet street, walking distance to Lyons shops, Woden town centre, Oakey Hill Nature Reserve and cycling trails. \* The rumpus room, 5th bedroom & 3rd bathroom, which open to the north facing courtyard can be closed off from main house with its own entrance. Ideal for use as a granny flat or au-pair accommodation or home business set up\* Close proximity and feeder suburb to the Lyons Early Childhood School, Curtin Primary School and Hughes Primary School.\* Walking distance to Woden Bus Interchange, Phillip Pool and Ice Skating Rink

What the seller loves about the house"Having so many different functional rooms, both inside and out, is so wonderful, whether it is family and friends over for a BBQ, a glass of wine in the courtyard in the afternoon, kids in the rumpus, or having a quiet moment of peace in the master bedroom. It is the perfect house for entertaining large groups, or for a family to spread out and have space to grow."

EER: 1.5Land Size: 1,157sqm (approx.)Living Size: 237sqm (approx.)Rates: \$4,151pa (approx.)UCV: \$793,000pa (2023)

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