

**2/22 Demda Circuit, Lyons, NT 0810**

**CENTRAL**

**Sold Duplex/Semi-detached**

Monday, 14 August 2023

2/22 Demda Circuit, Lyons, NT 0810

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**

**\$590,000**

Located across the road from the Tracey Village cricket pitch and just a hop, step and jump to the Sports Club this three bedroom duplex is in the perfect spot for families, couples and active retirees. With the beach less than 10 minutes away, as well as schools, hospital and Casuarina shopping centre you never have to venture far from home. The layout is easy to negotiate and allows for good separation for parent and child privacy, as well as central open plan living and outdoor entertaining with family and friends. Overlooking the spacious living area is the earthy toned kitchen with plenty of storage, a walk in pantry and great bench space, including a large island bench. Step outside the living area to enjoy alfresco dining out on the generous pebble Crete patio. The master bedroom suite is located at the rear of the home and has sliding doors out to the patio. Offering large built in robes and a good size ensuite, this is a great place for parents to relax and enjoy some quiet time. The other two bedrooms, also with mirror fronted built in robes, are at the front of the home and share a bathroom with deep soaking bath, walk in shower and separate toilet. Storage throughout the home has been well considered and includes two big linen cupboards and extra bench space and storage in the laundry. The Features: • Three Bedroom, Two Bathroom Ground Level Duplex in Fantastic Location • Open Plan Living/Dining Leads to Alfresco Entertaining Patio & Garden • Modern Kitchen with Subway Tiles, Excellent Storage, Walk in Pantry & Island Bench • All Bedrooms with Built in Robes – Master with Ensuite & Patio Access • Family Bathroom with Soaking Tub, Walk in Shower & Separate Toilet • Laundry – Storage & Bench Space – Two Large Linen Cupboards • Double Garage & Low Maintenance Garden • Cricket Pitch Across the Road – Quiet, Family Friendly Neighbourhood Lyons is a sought after location thanks to its centrality to everything that is great about the northern suburbs. There are plenty of places to walk your fur baby and keep the kids active, and then enjoy a cold beverage at the Tracey Village Sports Club to round out the day. It will soon become your happy place too. Council Rates: Approx. \$1,700 per annum Area Under Title: 441 square metres Year Built: 2010 Zoning: LR (Low Density Residential) Pool Status: None Found Status: Vacant Possession Vendors Conveyancer: Lawlab Rental Estimate: \$630 - \$680 per week Building Report: Available on request Pest Report: Available on request Settlement period: 45 Days Deposit: 10% or variation on request Easements as per title: 758493 Unit Title Scheme Statement (2011/037) 658017 Covenant OPENN NEGOTIATION: is the new transparent method of sale allowing buyers to bid with approved terms and conditions. For more information on how Openn Negotiation works see: [www.openn.com.au](http://www.openn.com.au) To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and the property could sell at anytime.