

2 Lyle Place, Chifley, ACT 2606

Duplex/Semi-detached For Sale

Friday, 19 January 2024



2 Lyle Place, Chifley, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 135 m2

Type:

Duplex/Semi-detached



Symon Badenoch
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Auction 10/02/2024

Discover the perfect blend of comfort and convenience at 2 Lyle Place, Chifley. This two-storey dual occupancy home is strategically situated in a quiet cul-de-sac near Woden Town Centre and offers seamless access to Canberra's arterial roads. The home has a flexible floor plan with the ground floor boasting an open plan kitchen/living area overlooking a private leafy back courtyard/garden and entertaining area providing a serene retreat. For the downsizers, the generously-sized master suite is also on the ground floor and features a walk-in robe and ensuite. The two remaining bedrooms are on the second floor (each with built-in robes) along with a second bathroom. Security doors, screens, and ducted reverse cycle heating and cooling ensure year-round safety and comfort. There is ample parking space for additional vehicles, caravans, boats or trailers with separate driveway access, a single remote-controlled garage and carport with roller door. Quality Features include: • 3 bedroom dual occupancy home • Modern kitchen with dishwasher and granite benchtops • Generously-sized master suite with walk in robe and ensuite • Spacious bedrooms 2 & 3 each with built-in robes • Crimsafe security doors and screens • Ducted reverse-cycle air conditioning • Instant gas hot water • Single lock up garage & carport with roller door • Low maintenance gardens • Additional downstairs powder room This property harmoniously combines practicality with modern living. Don't miss this great opportunity! EER: 4.5 Built: 2004 General Rates: \$3,522 approx pa Land Tax: \$5,008 approx pa Residence: 134sqm Garage: 18sqm Carport: 17sqm