

# 21 Olympus Way, Lyons, ACT 2606

## Sold House

Thursday, 12 October 2023

21 Olympus Way, Lyons, ACT 2606

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 792 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Contact agent

Ideally situated in an elevated position in arguably Lyons most sought after street. This immaculate home has been tastefully restyled and renovated throughout. Offering spacious semi open plan lounge area with polished timber floors which flows to the large dining / meals area that connects beautifully to the modern kitchen with Italian granite bench-tops and Miele appliances. Flowing from the kitchen area through French doors is a stunning elevated timber deck which is ideal for private entertaining and offers an outlook towards Woden. The second entertaining area at the rear is paved and overlooks the rear gardens. Accommodation includes three good sized bedrooms all with built in robes, updated modern bathroom and a separate renovated powder room. Beautiful landscaped gardens and circular driveway surround the home. Stroll to Lyons shops, Woden town centre, Oakey Hill reserve and within minutes to Canberra City and the Parliamentary triangle. Not a thing to do other than move in and enjoy the quality lifestyle on offer. Other features include: Ducted gas heating, Ducted evaporative cooling, Tastefully renovated throughout, Spacious light filled living areas, French doors to elevated entertaining deck, Gas bayonet for BBQ, Paved entertaining area, Modern kitchen with Italian granite bench tops and Miele appliances, Back to base alarm, Enclosed tandem garage, Modern bathroom, Stylish powder room, Ample storage under, Circular driveway, Landscaped gardens. Rates: \$3,898 pa, Land tax: \$6,950 pa, UV: \$736,000, EER: 2.0, Living: 138sqm, Block: 792sqm