

**22C Lutana Street, Lyons, ACT 2606**

**Francis**

**Townhouse For Sale**

Friday, 15 March 2024

22C Lutana Street, Lyons, ACT 2606

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 141 m2**

**Type: Townhouse**



Jeremy Francis  
0261476000

**\$1,395,000**

Open homes are not being scheduled over the Easter holiday however private inspections are possible, please feel warmly welcome to enquire. This brand new home affords the highest standards of quality your family deserves in a location unparalleled for lifestyle amenity as well as convenience in its location central to everything, with great schools, parks and reserves, Woden Plaza and even Canberra Hospital within walking distance. Offering a sprawling open plan living under the impressively high ceilings your guests are sure to be impressed when hosting celebrations or dinner parties. Featuring an expansive wraparound fully enclosed courtyard with colorbond fencing allows you to enjoy your time outdoors while kids and pets safely play in the confines of your garden oasis. As the thoughtfully laid out garden matures this private sanctuary will just get better and better! Key features and inclusions • 140m<sup>2</sup> internal living (approx.) • 31m<sup>2</sup> alfresco (approx.) • Double glazed windows/doors throughout • Wool carpets to bedrooms and kids retreat • Riviera Oak hybrid flooring living areas • Ducted RCAC • High ceilings throughout • LED Downlights throughout • NBN ready / pre wired • Double garage with remote panel lift door Kitchen features: • 40mm benches with waterfall edges • Miele induction cooktop • Miele pyrolytic oven with black trim • Miele externally ducted rangehood • Miele stainless steel dishwasher • Miele microwave with black trim • Double bowl undermount sink • Walk in pantry • Black tapware and handles Bathroom / ensuite features: • Full height bathroom tiling • Freestanding bathtub (bathroom) • Wall mount vanity with cupboards • Black shower rose, tapware, accessories • Externally ducted exhaust fan • Operable windows for ventilation • Heat lamp / TASTIC Other features: • Large formal laundry • 2000L rainwater tank • Clothes line • Fully landscaped garden Outgoings: • Body Corp approx. \$4,372.50 / annum (2024) • Rates approx. \$3,419.57 / annum (2023) • Land Tax approx. \$4,856.78 (2023) (only if rented) • Water & Sewerage \$186.77 / quarter