

27 Olympus Way, Lyons, ACT 2606

House For Sale

Thursday, 4 April 2024

27 Olympus Way, Lyons, ACT 2606

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 758 m2

Type: House



Glen Kingston
0417170733

Auction

Welcome to 27 Olympus Way in Lyons, where luxury meets comfort! This stunning 4-bedroom, 2-bathroom home boasts an enormous amount of storage space and breathtaking views. Step out onto the extra-large covered entertaining deck and immerse yourself in the beauty that surrounds you. Inside, you will find top-of-the-line features such as ducted heating throughout, a split system in the lounge room, and in-floor heating in both bathrooms. The house is adorned with double-glazed cedar windows and French doors, adding a touch of elegance to every room. Enjoy the convenience of twelve solar panels on the roof, LED lighting, and wool blend insulation for energy efficiency. The master bedroom offers a generous 4 meters of wardrobe space, while the second bedroom features 2 meters. A 758m² block with views, spacious 2 car carport, low maintenance front yard with an open space viewable from the covered deck with the possibility for a pool, granny flat/ teenage retreat. With easy access to amenities and stunning surroundings, 27 Olympus Way is more than just a house-it's a lifestyle. Come and experience the magic for yourself! Stroll Oakey Hill or for the more adventurous walk-up Mount Taylor without crossing major roads, this home is perfect for nature lovers and food enthusiasts alike. Visit the nearby Lyons shops for a taste of local cuisine at Standby Me cafe. Westfield Woden, Phillip Precinct & Curtin Shops are also close by. EER 2.0 Rental appraisal \$850 - \$880 Per week SCHOOLS: * Lyons Early Childhood School * Curtin Primary School * Deakin High School * Melrose High School * Marist College * Canberra College FEATURES: * Elevated position * Four bedrooms * Two bathrooms * Roman and Rollar Blinds * Heated flooring & tastic in bathrooms * Ducted heating * Split System * Covered entertaining deck with views * Servery to deck from kitchen * Double glazed Cedar windows * French doors (Cedar/Double glazed) * Tasmanian Ash Timber floorboards * 12 Solar Panels * Storage throughout and underhouse * Built in wardrobe 4m in master, 2m in 2nd bed * R4.0 Insulation STATISTICS: EER: 2.0 Block: 17 Section: 18 Land Size: 758m² approx. Living: 127m² UV: \$736,000 (2023) Rates: \$3,898.00 p/a approx. Land Tax: \$6,950.00 p/a approx. (If rented) Car Port: 36m² Deck: 47m² Construction: 1966 * All specifications approx