

27B Derwent Street, Lyons, ACT 2606



Sold Duplex/Semi-detached

Saturday, 12 August 2023

27B Derwent Street, Lyons, ACT 2606

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Duplex/Semi-detached

\$1,510,000

Designed for the demands of a busy family, this residence provides the perfect balance between functionality and relaxation. A stylish modern architectural home that redefines contemporary living. Nestled in the highly coveted suburb of Lyons, the home offers a flexible and spacious floor plan, featuring top-of-the-line finishes and a seamless integration of indoor and outdoor spaces. Step inside through the oversized front door and be greeted by an impressive entryway with soaring 5.5m high ceilings-an awe-inspiring grand entrance. The Grey Iron Bark solid timber floors flow throughout the home, exuding elegance and warmth. Upstairs, you'll discover a separate formal lounge and dining area, perfect for hosting gatherings. This space effortlessly extends to a private entertaining area complete with an outdoor kitchen including inbuilt BBQ, ideal for alfresco dining and relaxation. The heart of the home is the designer kitchen, showcasing a stunning stone benchtop, breakfast bar, and soft-close cupboards. With top-quality Bosch appliances and a butler's pantry, this kitchen is a culinary enthusiast's dream. An adjacent informal sitting area leads to the tiled outdoor alfresco living space, and professionally landscaped gardens. Rest and rejuvenation are paramount in this residence. The master suite is a haven of tranquillity, featuring a spacious walk-in wardrobe and a stylish ensuite. Three additional double bedrooms offer ample space and high-quality built-in wardrobes for the whole family. Every aspect of this home exudes contemporary style and attention to detail, ensuring a sense of luxury, comfort, and security. Whether you're hosting memorable events, unwinding inside your own oasis, or embracing the peaceful surroundings, this property caters to every aspect of your lifestyle. Superbly positioned close to the local Lyons shops, Woden Valley Shopping and business precincts, an array of well-known reputable schools, Canberra Hospital and public hospital. Features: • Architecturally designed • Modern sophistication • Seamless indoor and outdoor entertaining, including built-in BBQ • Generous living area spanning 231m² • Master bedroom with a spacious walk-in wardrobe and a designer ensuite • Three additional double bedrooms with built-in wardrobes • Kitchen with a stunning stone island bench, quality appliances, and soft-closing cabinetry • Scullery/impressive butler's pantry for added convenience • Induction cooktop • Reverse cycle air conditioning and heating for year-round comfort • Gas fireplace, adding warmth and ambiance to your living space • 17kW solar system • Garage with additional space, measuring 36.5m² • Impressive EER (Energy Efficiency Rating) of 5.5, validating its eco-friendly design • Central positioning close to shops, schools and popular amenities