

3/13 Devonport Street, Lyons, ACT 2606



Unit For Sale

Thursday, 6 June 2024

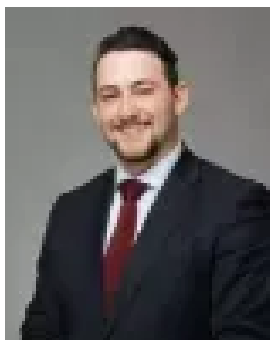
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Bedrooms: 1

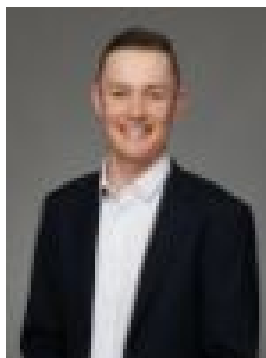
Bathrooms: 1

Parkings: 1

Type: Unit



Zac Cunningham
0262952433



Campbell Jones
0262952433

\$339,000

Situated in an always popular location, this neat apartment with open plan layout in the heart of the Woden Valley suits the astute investor or first home buyer alike. Freshly painted and ready to move in. Flooded with natural light, the well appointed kitchen flows to the open living/dining area, there is no wasted space with this functional floorplan. The east facing bedroom has built in robes, good sized window and an ensuite with bathtub. This is a very popular location situated only a stones throw to Woden, which is currently experiencing significant investment with six large scale residential projects are currently under construction. Woden CBD is currently one of the busiest locations within the ACT with buyers looking to capitalise on the recent Canberra Hospital upgrade, the new Canberra Institute of Technology complex and the future light rail project. Growth in the area is showing no signs of slowing down.

- One bedroom with built in robes
- Good sized ensuite with bathtub
- Fresh paint
- One carport
- Wood Flooring in living/dining
- Manicured common grounds
- Close to Lyons early childhood school
- Close to Westfield Woden and the CBD
- Prime location opposite the local Lyons shops
- Recent and upcoming developments nearby including large residential buildings, Canberra Hospital upgrade, light rail Stage 2B - from Canberra CBD to Woden

Strata: \$857.01 p/q* Rates: \$574.00 p/q* Land tax: \$771.00 p/q* Living size: 46sqm** Approx.