

3/24 De Burgh Street, Lyneham, ACT 2602



Sold House

Thursday, 11 January 2024

3/24 De Burgh Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 84 m2

Type: House



Hannah Green
0422381055

\$512,500

AUCTION 31ST JANUARY 2024 AT 6PM | LJ Hooker Canberra City Office, City Walk Bidding Guide - \$499,000+ Located within Lyneham's tightly held "Fusion" development, this stylish 2-bedroom property offers not just a home but a world of convenience in the sought-after location. The bedrooms, both with built-in wardrobes, and the cleverly appointed bathroom with laundry facilities, introduce comfort into the home. The heart of the home is encapsulated by a wonderful open-plan spacious living, kitchen, and dining area flooded with natural light all year round. What made this home truly special for its current owner was the enchanting leafy outlook and the ability to witness the seasons change. Large sliding doors seamlessly mesh the indoor/outdoor environment; it's fantastic for entertaining or simply a serene private space to enjoy your cup of coffee in the morning. This property is not just bricks and mortar; it's a canvas for memories. Beyond the basics, it offers 74sqm of living (the biggest in the complex!), reverse cycle air conditioning, a very generous kitchen with electric cooking, a dishwasher, ample cupboard and bench space, alongside a washing machine and dryer. A rarity in apartment dwellings, this residence comes with a private garage featuring an automatic roller door, ensuring both vehicle security and extra storage space. Enjoy added security with intercom access and take advantage of the development's pool and courtyard for relaxation and recreation too. Currently tenanted at \$550 per week by wonderful tenants. This is as much of a brilliant investment opportunity as it is a satisfying living space. Whether you are ready to move in or simply land bank with some tenants who would love to stay on, it is a golden opportunity which must not be overlooked. The location provides you with the ideal lifestyle. Enjoy easy access to some of the best trendy cafes, restaurants and entertainment options Canberra has to offer. All within easy reach by walking, biking or public transport. Enjoy the lifestyle: • Direct access on the light rail to Braddon and the City • Short distance to the ANU • 15-minute walk to Lyneham's historic Old Canberra Inn • 15-minute walk to the famous Tilley's • 5-minute drive to the larger Dickson shops • Nearby parks and playgrounds • Haig Park markets every Sunday It's not just a home; it's a tapestry of memories waiting to be woven into your story. Don't miss the chance to make this your sanctuary! Specs: • Total internal living: 74m² • Balcony: 10m² • Total apartment: 84m² • Build: 2008 • Rates: \$2,541.72 • Land Tax: \$3,469.39 • Body Corp: \$1,544 approx • EER: 6 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.