

**3/30 Chappell Street, Lyons, ACT 2606**



**Sold Unit**

Thursday, 26 October 2023

3/30 Chappell Street, Lyons, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Paul Laughton  
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**\$340,000**

New Listing. Positioned in the extremely popular inner Woden suburb of Lyons ACT, this apartment has tremendous potential and so much to offer. Ideally an excellent purchase for a long term investor or alternatively a first home buyer. The ground floor apartment has been previously renovated both internally and at external rear, and is currently vacant and available now for a new owner. The benefits of the apartment are as follows: fully renovated and in immaculate condition throughout, modern décor, RC/AC split system with remote, small rear courtyard, allocated carpark, excellent location, and high rental potential. The apartment has a sunny northerly aspect to rear, and also a glass sliding door allows access to the private rear courtyard. The kitchen, with modern vogue decor, an electric 4 plate upright cooker, large rangehood, dishwasher and modern tap ware to sink. The living area is complemented by floating timber flooring, and neutral décor to walls and ceiling. And it just gets better, the spacious combined bathroom, amenities & laundry, is a visual delight, and beautifully presented, complemented by glass bricks which allow ample natural light into the bathroom. Additional details in respect of 3/30 Chappell St Lyons ACT: • Superb location, within a relaxing walk to Woden Central Business District and future Light Rail station at Woden • 18 units in development, circa early 1970's as per plans • Apartment 3/30 Chappell St Lyons is sited on the ground floor • One bedroom, with built in robe, floating timber flooring, and window treatments • Modern kitchen, dishwasher, electric upright cooker, large rangehood • Allocated carport under building for 3/30 Chappell St Lyons • Visitor parking at Chappell Court • Walking distance to Woden Town Centre • EER 6.0 • Total area 61.13 m<sup>2</sup> approx, including apartment, rear courtyard and car space • Body Corporate fees: \$658.35 per qtr • General Rates: \$1,744 per annum • Land Tax, (if investment property): \$651.96 per qtr • Previously rented at \$450 per week • Units Plan 31 managed by LJHOOKER STRATAA wonderful opportunity to secure an investment property or your first home. A highly desirable location, in a smaller complex, close to Woden Town Centre and all local facilities. Thank you for your interest in 3/30 Chappell St Lyons ACT 2606, known as Chappell Court Lyons ACT 2606. For an inspection of this immaculate apartment, Please contact Paul Laughton on 0413453489 or email [pl@hodgkinsonrealestate.com.au](mailto:pl@hodgkinsonrealestate.com.au)