

3 Derwent Street, Lyons, ACT 2606



House For Sale

Friday, 1 December 2023

3 Derwent Street, Lyons, ACT 2606

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Type: House



Kate Billson
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Graham Bush
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Awaiting Price Guide

Are you ready to step into the property market and create your dream home? Look no further! For the first time in years, this gem in the heart of Lyons is hitting the market, presenting an incredible opportunity for first home buyers and savvy investors alike. With 4 generously sized bedrooms and adorned with built-in robes, each bedroom offers a cozy retreat for the entire family. Feel the warmth from the gas heater on cool Canberra evenings, complemented by abundant natural light streaming through large sliding doors. A delightful kitchen awaits, featuring a breakfast bar, ample cupboard space, well-maintained laminate benchtops, and a picturesque view of the rear yard. Enjoy intimate dining with garden views. A family-appointed bathroom with a relaxing bath and a practical laundry with rear external access complete the functional layout. Step into a blank canvas awaiting your personal touch. The spacious yard beckons with possibilities - from veggie plots to chicken coops, room for your fur babies, or even a trampoline. The options are limitless! Ample parking and easy front-to-rear yard access add to the outdoor appeal. Secure your vehicles or unleash your creativity in the double garage equipped with 3-phase power. Perfect for the car enthusiast or creating a secluded 'teenager' cave. Nestled in the leafy suburb of Lyons, 3 Derwent Street provides a peaceful haven while remaining conveniently close to essential amenities and the heart of Canberra. Don't miss this chance to make 3 Derwent Street your forever home or lucrative investment. Act fast and contact us today to schedule a viewing - opportunities like this are rare! Your dream home is just a call away. Features:

- Built in robes to all 4 bedrooms
- Gas heating
- Ample storage to kitchen
- Abundant kitchen bench space
- Formal dining area
- Ready-to-plant garden
- 3-phase power to double garage
- Family orientated suburb
- 170m or 2 min walk to Lyons Shops
- 1km or 15 min walk to Phillip Swimming and Ice Skating Centre
- 1.5km or 20 min walk to Westfield Woden

Essentials:

- EER: 1 • RZ 2
- Living area: 120m²
- Block size: 902m²
- Garage: 42.48m²
- Rates: \$4,516 p.a.
- Land tax (investors only): \$8,252 p.a.
- Age: 1960 approx.
- Expected Rental return: \$680 - \$700 per week