

31 Tarraleah Crescent, Lyons, ACT 2606

House For Sale

Friday, 15 March 2024

31 Tarraleah Crescent, Lyons, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 812 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

Auction

This three bedroom family home is ideally positioned on a quiet street, opposite the local school, and a short walk to local shops and Woden Town Centre. Updated throughout, the well-proportioned floorplan offers a good balance of accommodation and internal and external living, with dual living areas and a large covered deck creating a welcoming setting for a relaxed modern lifestyle. The functional design comprises of a living and dining room at the front of the home with large north east facing windows that provide an abundance of natural light. The updated kitchen sits at the heart of the home, adjoining the family room which flows out through sliding doors to the covered rear deck, perfect for lazy Sunday afternoons. Accommodation is provided by three good size bedrooms, all with built in robes and supported by a renovated bathroom. Additional features include ducted gas heating and ducted evaporative cooling for year round comfort, a second bathroom combined with the laundry, and double lock up garage with internal access. The secure backyard provides space for kids and pets to play in whilst the easy care gardens surrounding the home will leave you with more time to enjoy the relaxed lifestyle on offer. Ready for you to move in and enjoy for years to come, the large corner block also offers opportunities for future improvements. Additional features: 3 bedrooms, all with built in robes Updated kitchen (appliances recently upgraded, including Bosch ceramic cooktop and oven) Bamboo flooring throughout living areas, new carpet in bedrooms Freshly painted Ducted gas heating (recently replaced) Ducted evaporative cooling Covered Australian hardwood deck Additional large paved area with shade sail Established, low maintenance garden Double lock-up garage with internal access and auto doors What's nearby: Across the road from Lyons Early Childhood school Lyons shops Oakey Hill reserve Woden town centre Rates: \$4,722 pa Land tax: \$8,684 pa UV: \$922,000 EER: 1.5 Living: 134sqm Block: 812sqm