

# 34 Lycett Street, Weston, ACT 2611

STONE

## Sold House

Thursday, 9 November 2023

34 Lycett Street, Weston, ACT 2611

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 737 m<sup>2</sup>

Type: House



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**\$1,065,000**

Situated in an elevated and peaceful location, this inviting 4-bedroom home has excellent street appeal. Sunlight pours into the renovated Scandi-inspired kitchen, living areas and bedrooms. Ducted gas heating and evaporative cooling maintain comfort across all seasons. With views overlooking the Brindabella Mountains from the alfresco deck, this meticulously presented family home has a welcoming and warm ambience. The home promotes an easy care lifestyle with exceptional convenience, located within walking distance from local schools and Cooleman Court shopping centre.

Features Overview:- Elevated, single-level floorplan, free-standing separate title home- NBN connected with FTTN - Age: Built-in 1971- EER (Energy Efficiency Rating): 3 Stars Sizes (Approx)- Internal Living: 137.58 sqm- Deck: 51.2 sqm- Verandah: 14.81 sqm- Garage: 44.53 sqm- Total residence: 248.12 sqm- Block: 737 sqm Prices- Rates: \$852 per quarter- Land Tax (Investors only): - Conservative rental estimate (unfurnished): \$700 - \$750 per week Inside:- Master suite with built-in robe and bay window overlooking the stunning front garden- Spacious bedrooms all with built-in robes- Upgraded bathroom with floor-to-ceiling tiles, bath and separate toilet- Ample storage throughout- North facing front L-shaped living and dining room- Renovated Scandi inspired kitchen with generous storage space, quality appliances and breakfast bar- Tasmanian Oak timber floor boards- New carpet in master suite and lounge / dining- Easy access from kitchen to back deck- Ducted gas heating- Ducted evaporative cooling- Instantaneous gas hot water- Wall insulation throughout Outside:- Double car garage with remote-controlled roller door- Large back deck for relaxation and entertainment- Front verandah- Cubby house- Easy to maintain back garden with ample space for the kids and pets to play all day. Construction Information:- Flooring: Concrete and timber flooring- External Walls: Predominately brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Timber fascia boards- Gutters: Metal gutters- Window Frames: Predominantly aluminium window frames- Window Glazing: Single glazed windows Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.