

**34B Ulverstone Street, Lyons, ACT 2606**



**Duplex/Semi-detached For Rent**

Friday, 19 April 2024

34B Ulverstone Street, Lyons, ACT 2606

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Abby Burden  
0261741282

\$780 pw

VIRTUAL TOUR: Available here:

<https://admin.ipropertyexpress.com/vt/inspection/3fce5593-f21a-4d75-ace6-4ff57f0af4ea?t=638491792850771730>  
Follow this link to apply now:

[https://apply.sortedservices.com/#/properties?id=942ec8a8-c426-43da-b011-49f27fde5efa&type=t&agencyCode=AU\\_TPCO](https://apply.sortedservices.com/#/properties?id=942ec8a8-c426-43da-b011-49f27fde5efa&type=t&agencyCode=AU_TPCO)  
Experience the pinnacle of contemporary living in this architecturally designed duplex, where every detail has been meticulously crafted to offer a blend of style, comfort, and functionality. Nestled in a prime location with easy access to shops, schools, and parks, this property offers a modern sanctuary amidst the hustle and bustle of urban life. With sun-drenched interiors boasting a neutral palette and timber trims, residents can unwind in a space that exudes warmth and sophistication. Designed to cater to the diverse needs of modern families, this property features thoughtful amenities such as wheelchair accessibility and tech-ready provisions for seamless connectivity. From the spacious open-plan layout to the private outdoor area, every aspect of the property is tailored to enhance the resident experience. With an Energy Efficiency Rating of 7.7, this duplex has energy-efficient features like rainwater tanks and quality kitchen appliances that not only promote sustainability but also contribute to lower utility costs. Whether you're lounging in the sunlit living areas, entertaining guests in the landscaped outdoor spaces, or enjoying the convenience of nearby amenities, the property offers a lifestyle of unparalleled comfort and convenience. With a modern aesthetic, functional design, and eco-friendly features, this property presents an exceptional opportunity for those seeking a contemporary urban retreat. The perks: • 3 bedrooms all featuring built in wardrobes • Open plan kitchen, dining and living spaces • Separate study / rumpus room • 2 spacious bathrooms • European-style laundry with shelves • Secure double garage • Private outdoor area featuring decking and paving The numbers: • Approx. 4-minute drive to Westfield Woden • Approx. 6-minute drive to Canberra Hospital • Approx. 15-minute drive to Canberra Airport • Approx. 12 minute drive to Canberra CBD Availability: Now! Please note: the property complies with the minimum ceiling insulation standard. Pets: Prospective tenants must obtain prior consent from their owners and body corporate to keep pets on the premises. Disclaimer: While all care has been taken in the advertising and marketing of these properties, we do not accept responsibility for any errors or inaccuracies.