

37 Olympus Way, Lyons, ACT 2606

LUTON

Sold House

Friday, 23 February 2024

37 Olympus Way, Lyons, ACT 2606

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 820 m2

Type: House



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There are many features that make this property an exciting opportunity in this in-demand Woden Valley suburb. Sitting on a generous 820m² (approx.) block, in an elevated and sought-after Street in Lyons that connects to the stunning Oakey Hill Nature Reserve. The home has been thoroughly renovated and freshly painted inside and out, and will appeal to anyone searching for a home that offers both comfortable interior living space, and room for an active outdoor lifestyle. Due to the block size, there is excellent potential for future extension to this beautiful home. To the right of the entry is the large open-plan living zone with warm-toned flooring and loads of natural light from the many windows on both sides. It includes the lounge, family and dining spaces around the fabulous modern kitchen with ample bench space, stainless steel appliances (6-burner Smeg gas cooker, dishwasher) and plenty of cupboards. To the left of the entry are the sleeping quarters - three bedrooms, all of which have built-in wardrobes and double roller blinds, the beautifully renovated fully-tiled bathroom with bathtub and a separate toilet. The laundry has a timber bench, lovely tiling and good storage. Ducted gas heating and evaporative cooling, and roller blinds throughout provide interior comfort and insulation. A highlight of this property is the outdoor living to be enjoyed. The front garden is quite private, screened from the street by shady mature trees and plantings around an area of lawn. At the rear, the living zone flows out to a large, covered timber deck perfect for entertaining with views to Black Mountain and Woden town centre. The deck is elevated - with plenty of space underneath for outdoor equipment and children's toys plus additional lockable storage under the home. The lovely tiered backyard has been designed to be secure and low maintenance. Alongside the lawn area for children to play, you will find mature citrus, established gardens and trees, and a paved path leading down to a quiet seating area, perfect for a fire pit, and garden shed. Car accommodation is in the single garage with drive thru access, large driveway and additional off-street parking area. The local shops and Early Childhood School are within easy walking distance, and the bustling Woden precinct's clubs, restaurants and retail stores are just down the road! Features:- Elevated and sought-after street- Views from the rear to Black Mountain- Renovated throughout, freshly painted inside and out- Built in wardrobes to all bedrooms- Large, light-filled living zone- Ducted gas heating and evaporative cooling- Large, covered rear deck overlooking the lovely recently landscaped backyard- Established gardens affording good privacy- Walking distance to local shops and Woden precinct- Super-neat home with land bank for potential extension/rebuild in the future- Rental appraisal of \$760 to \$800 per week EER: 1.5 Land Size: 819m² Living Size: 132m² (approx.) Land Rates: \$3,898 p.a (approx.) Land Value: \$736,000 (approx.)