

# 38 Derwent Street, Lyons, ACT 2606

## Sold House

Thursday, 12 October 2023

38 Derwent Street, Lyons, ACT 2606

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1062 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Contact agent

An outstanding opportunity is now available to secure this superb family home which is conveniently located in a quiet leafy tree lined street. This inviting home has been renovated with the utmost care and is ready to move straight in. With thoughtfully planned extensions and renovations over the years, it offers everything a family could wish for including a light-filled, open-plan family room and dining area that seamlessly adjoins the modern kitchen, creating a central hub for daily living. The segregated lounge room offers additional living space, ideal for various family activities. The heart of this home is the custom-designed kitchen by the award-winning Ambience, featuring 40mm Caesarstone benchtops and a 2m island with a waterfall panel. It's a chef's dream, combining stunning aesthetics with exceptional functionality, serving as the central hub for family life. European appliances, including a pyrolytic and gourmet oven with an integrated microwave, complete the kitchen. The master bedroom with built-in robes and ensuite is a sanctuary with a gorgeous outlook and direct access to the deck, perfect for enjoying a morning coffee. Three more spacious bedrooms, two equipped with built-in robes, and serviced by a generous updated bathroom, offering comfortable accommodations. The professionally designed and landscaped mature gardens offer defined spaces for leisure, practicality, and beauty. Equipped with watering systems, a greenhouse, and a vegie patch, it's a gardener's delight. Outdoor enthusiasts will appreciate the 9m natural-look saltwater pool, featuring recently upgraded amenities, including a glass media filter, chlorinator cell, and pool cover. The pool area is surrounded by paved private spaces. Entertaining is a breeze with the large, elevated, and covered deck overlooking the pool and garden, providing an ideal spot to host friends and relax. The home enjoys a north-easterly aspect, flooding the interiors with glorious natural light. Nestled in a quiet pocket of Lyons, it offers easy access to the walking tracks of Oakey Hill, local shops, popular schools, Woden Town Centre, and major arterial roads. Features include:- A rendered and updated exterior providing the home with a pleasing streetscape- Brivis 6 star ducted gas heating- R4 Earthwool Batts ceiling insulation- SolarArk SAV30 solar roof ventilator- Rinnai 26 gas hot water system- Panasonic wall-mounted split system air conditioning units in the family room and master bedroom- Custom designed kitchen by award-winning Ambience featuring European appliances, 40mm Caesarstone benchtops and a 2m island with waterfall panel and a pyrolytic and a gourmet oven with integrated microwave.- Updated bathroom and ensuite to the master - A double garage, with internal access and remote controlled doors plus an extra bay for off-street parking convenience- Additional under house storage - Fully fenced inground pool - Large elevated rear entertaining deck- Professional landscaped gardens with mature trees- Green house- Large 1,062 sqm block- Quiet yet convenient location, minutes to shops Rates: \$4,786pa Land tax: \$8,818 pa UV: \$936,000 EER: 2.5 Living: 184sqm Block: 1,062sqm