

5/17 Devonport Street, Lyons, ACT 2606

Studio For Sale

Thursday, 6 June 2024



5/17 Devonport Street, Lyons, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Studio



Glen Kingston
0262824488

\$250,000+

Welcome to Devonport Apartments, small, neat, cosy, natural light, north facing and affordable with great returns. With a prime location just opposite Lyons Shops and close to Woden, these one-bedroom studio apartments offer a lucrative investment opportunity. Listed at \$250,000 and above, these units promise high rental returns, with a weekly rental range up to \$360 per week. This unit is vacant ready for a new owner to move in or to be leased for a tenant to enjoy, with numerous other opportunities available for your consideration in the complex.

PROPERTY HIGHLIGHTS: Unit 5 is being sold as vacant possession - It is one of 12 on the grounds, the complex is conveniently divided into two blocks - one block of 4 units and the other of 8 units, 5 other potential sales available in the latter.

Maintenance: Rest assured, the 17 Devonport units have been meticulously cared for and maintained, boasting upgrades to kitchens, bathrooms, windows, roof, and carpark.

Comfort Features: Enjoy modern comforts including reverse cycle air-conditioning, a ceiling fan in the living room, and double brick construction, concrete slab with quality hard wood parquetry floors.

Energy Efficiency: With R6 insulation in the roof, these units ensure energy efficiency, with top-floor units benefiting from additional insulation.

Scenic Surroundings: Nestled in a tranquil garden setting with a leafy aspect, each unit features a large north-facing window in the living area, providing abundant natural light and picturesque views.

Convenience: Benefit from proximity to local schools, shops, Westfield Woden, and bus stops, ensuring convenience at your doorstep.

Inclusions: Each unit comes equipped with whitegoods, offering added convenience for residents. Two units available as vacant possession - move in.

Don't miss out on this exceptional opportunity to invest in a thriving community with unbeatable amenities and a promising rental yield. Contact us today to schedule a viewing and secure your investment in Devonport Apartments!

FEATURES: * Security aspects throughout * Fridge * Washing machine * Convection Microwave * R6 Insulation (Top Floor) * Parquetry Floors * Renovated Kitchen * Updated bathroom * Car park upgrade

SPECIFICATIONS: * EER 5.5 * EER: Other units vary * Living Size: 26m² Approx * Rates: \$525 Per Qtr * Land tax: \$2,772 pa (Only if Rented) * Strata: \$700 Per Qtr * All figures are approx * Some variances between units - details & photos