

5/4-6 Tarroona Place, Lyons, ACT 2606

LUTON

Townhouse For Sale

Sunday, 10 December 2023

5/4-6 Tarroona Place, Lyons, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Corbin Eslick
0493086865

\$625,000+

Welcome to the epitome of modern comfort at 5/4 Taroona Place, Lyons. This charming residence, featuring 2 bedrooms and 2 bathrooms, is a serene haven in an enviable location. Upon entering, you are greeted by a freshly updated interior, adorned with new carpet and paint that exude modern sophistication. The open living space on the lower level seamlessly integrates with the kitchen, creating a welcoming atmosphere for relaxation and entertainment. The well-equipped kitchen boasts a gas cooktop, oven, and dishwasher, catering to the needs of culinary enthusiasts. Adjacent to the kitchen is a secure lock-up garage, providing convenient and protected parking for your vehicle. Venture outdoors to discover a spacious backyard, offering an ideal setting for outdoor activities, gardening, or simply enjoying the fresh air. The property also features a split system cooling system, ensuring year-round comfort for residents. Nestled within a boutique complex, this residence offers an exclusive charm with a close-knit community feel. The proximity to reputable schools makes it an ideal choice for families, while the convenience of being near Woden ensures easy access to shopping, dining, and entertainment options. Transport connectivity is also a highlight, with close proximity to public transportation, making commuting a breeze. Don't miss the opportunity to make 5/4 Taroona Place, Lyons, your new home. Schedule a viewing today and experience the perfect blend of modern living and convenience. Property Features: Construction: 2010 EER: 6.0 Stars Body corporate: \$615.86 per quarter approx. Rates: \$1,227.76 annually approx. Rental Appraisal: \$500 - \$550 /Week Living size: 78.8m² Garage: 19.9m² Total: 98.7m² Features: - Split system cooling and heating - Gas cooktop with range hood - Electric Oven - Dishwasher - Hot water system Instantaneous gas hot water - Great back yard - Dual Master bedrooms with ensuite - New Carpet - New paint - Secure lock up garage - 6 star EER - Woden Plaza 800m - Hospital 2k - Curtin Primary 900m