

5 Huon Place, Lyons, ACT 2606

LUTON

Sold House

Monday, 18 March 2024

5 Huon Place, Lyons, ACT 2606

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 952 m2

Type: House



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Contact agent

This five bedroom north-facing home occupies an elevated 952m² block in a quiet cul-de-sac that ends in Oakey Hill Reserve, making it a great find both in terms of size and location, with abundant potential on offer. Extended in the mid 80's, the home has grown with changing needs to offer segregated living areas and bedrooms. A light-filled lounge room takes in the outlook from the front of the home, and there are three bedrooms plus a bathroom also at this end. The original kitchen, dining area and family room are the heart of the home with an additional two bedrooms, bathroom and laundry at the back. Externally the home has lots to offer, with dual driveways and abundant off-street parking, a single garage underneath, single metal garage at the rear, a covered outdoor entertaining area, and abundant yard space that currently benefits from established gardens. In easy distance of schools, playgrounds, the Lyons shops and Woden Town Centre, this original family home provides a superb opportunity to buy into this popular suburb and modernize this home to make it your own, or take advantage of the large land holding to build your new dream

home. Features: - North-facing - Quiet cul-de-sac location - Generous lounge room with solid timber floors under the carpet - Central, original kitchen - Dining and family areas - 5 bedrooms, all with built-in wardrobes - 2 bathrooms, one with separate toilet - Gas wall heater and reverse cycle split system - Outdoor entertainment area - Single garage underneath plus garage at rear with workshop - Dual driveways, with abundant off-street parking - Under-house storage - Large backyard with established gardens - Rental appraisal of \$600 to \$650 per week EER: 0.5 Land Size: 952m² Living Size: 174m² (approx.) Land Rates: \$4,557 p.a (approx.) Land Value: \$885,000 (approx.)