

5 Quamby Place, Lyons, ACT 2606



Sold House

Monday, 6 November 2023

5 Quamby Place, Lyons, ACT 2606

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 803 m²

Type: House



John Tye

\$986,000

Your new four-bedroom ensuite home awaits in a very quiet cul de sac, in the much sought-after suburb of Lyons, an established suburb in Woden Valley. While the home could do with some renovations the thoughtful sellers have painted the whole house internally and replaced all the carpet throughout. The kitchen was renovated some years ago at which time they incorporated the family room and it is big enough to include an informal casual dining area. There is an abundance of cupboards and ample bench space for large formal or informal family gatherings. The sunken lounge room is another feature of yesteryear that is not out of place in this fabulous family home. With a short stroll to the Oakey Hill walking paths and easy unfettered access to the renowned Mount Taylor walking trails your fresh-air gym is available at no cost. EER 0 Features Open plan internal design Renovated kitchen (some years ago) Sunken lounge room 4 bedrooms with bathroom and ensuite Segregated main bedroom and ensuite Parquet floors in the entry and hallway Generous sized laundry and rotary clothesline A large backyard which you don't get in the new suburbs Double carport with additional driveway space On a large block of land (803 m2 approx.) in a quiet cul de sac (no such thing in the new suburbs) Convenient location; close to schools, public transport, parks, bush walking trails and local shops The numbers Block 77 803 m2 (Approx.) Built 77 1966 (Approx.) House 77 139 m2 (Approx.) Carport 7 40 m2 (Approx.) UV 77 \$893,000 (Approx.) Rates 77 \$4,437 (Approx.) Land tax 7 \$7,571 (Approx.) if rented EER 77 0