

51/179 Melrose Drive, Lyons, ACT 2606



Apartment For Sale

Saturday, 24 February 2024

51/179 Melrose Drive, Lyons, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 57 m2

Type: Apartment



Gerard Northey
0438437790

\$375,000+

**** View this property by appointment, contact Gerard on 0438 437 790 to arrange a convenient time ****Positioned literally moments away from Westfield Woden and the buzzing Woden CBD, this two-bedroom apartment would make a perfect first home or a sensible investment. Each bedroom has a built-in robe, the living area is spacious enough to accommodate a lounge & dining area and the kitchen has plenty of storage space. A low-maintenance, high-convenience and budget-friendly option for those looking to enter the property market in one of Canberra premier regions. - Rental Appraisal \$430 - \$470 per week- First floor apartment- Two bedrooms, each with built in robes- Open plan living area- Reverse cycle air conditioning - Updated appliances- Allocated car space - Strata Fees approx. \$645 per quarter (inclusive of admin fund & sinking fund)- Rates approx. \$546 per quarter- Land Tax (If tenanted) \$640 per quarterWhilst all care has been taken to ensure accuracy, the material and information contained are approximate only and no warranty can be given. Bastion Property Group does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.