

54 Scottsdale Street, Lyons, ACT 2606



Sold Duplex/Semi-detached

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



Mark Larmer And Aaron Lewis
0262091723



Jason El-Khoury
0262091723

\$1,060,000

This elevated single level, 3-bedroom home offers an opportunity to get into this tightly held inner Woden suburb at an affordable price bracket while not getting involved in a strata development. This property is classed as a dual occupancy (2 homes built on the one block), so both residences simply share the water usage each quarter and the annual building insurance. Internally you will discover large open living areas with floor to ceiling windows on 3 sides, a modern kitchen with outlook to the rear yard, then 3 bedrooms all with robes and all separated from the living areas for privacy. There are 2 full bathrooms and a separate laundry room along with ducted gas heating to ensure your comfort on these cold mornings. Externally you'll find an alfresco covered entertaining area opening off the living areas, allowing ample space for a dining set, barbeque area and lounge chairs. The surrounding gardens are well established and remain easy-care for any garden novice, the Astroturf is very kid and pet friendly. The yard being fully enclosed and having the side gate for guests are additional value-adds worth noting. Located just 500m down the road you will find the local Lyons shops offering a grocer, café, hairdresser, IGA then just 500m further you get to the Phillip town centre with its commercial and retail options including restaurants, movie theatre, skating rink, college, hospital and so much more. Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features overview: Modern dual occupancy with generous land component front and rear Elevated above street level Single level floorplan with double garage under and driveway space for 4 additional vehicles North aspect to living and entertaining areas Vacant and available immediately (no waiting for owners or tenants to relocate) Option for early access prior to settlement via an occupation licence Flexible settlement dates if you have another home you want, or need, to sell or to give more time to secure financing

The Numbers (approx): Living area: 136m² Alfresco: 9m² Land size: 500m² Size of garage: 35m² Age: 19yrs (built 2004) General rates: \$3,670 p.a. Water rates: \$700 p.a. Land tax: \$5,118 p.a. (investors only) Building insurance: \$920 p.a. Rental potential (unfurnished): \$780/week EER: 5 stars

More info: Tiled entry with coat cupboard Open plan living areas with full-length windows on 3 sides Modern kitchen with stone bench top, new Westinghouse stainless steel oven, 4 burner gas cooktop, externally ducted rangehood, under bench Omega dishwasher, 1.5 bowl stainless steel sink and windows looking into rear yard Generous main bedroom with windows on 2 sides and large walk in robe Ensuite with shower, toilet, vanity with mirror over, heat lamps Built in robes in bedrooms 2 and 3 Main bathroom with heat lamps, skylight, shower, bath and vanity, toilet in a separate room Spacious separate laundry room with corner tub All bedrooms and living areas are carpeted, tiles in entry, kitchen, bathrooms and laundry Curtains in all bedrooms, Roman blinds in living areas, new roller blinds in kitchen Ducted gas heating Halogen downlighting throughout all living areas and hall Gas, instantaneous and infinity hot water system (new system installed in 2022) Alfresco covered and paved entertaining area opening out from living areas Easy care, fully enclosed rear yard with side gate access for guests, clothesline, astroturf, garden beds, Colorbond and brick fencing and mature trees for privacy ADSL internet connected. NBN (FTTN) available to be connected Foxtel dish installed Crimsafe security door to entry and sliding door to rear yard

To help buyers, we offer the following as part of our Friendly Auction System: Written buyer price guides, which are updated throughout the campaign A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the web portals) We refer a solicitor who can review the contract prior to auction for FREE Same solicitor can provide a FREE Section 17 Certificate to waive your cooling off if you want to submit a pre-auction offer Personalised bidding strategy meeting with the auctioneer prior to auction to discuss the auction process and bidding tactics Free valuations on any properties you own to help establish your correct equity base or assist with finance approval