

**6 Esk Place, Lyons, ACT 2606**

**Sold House**

Friday, 11 August 2023



6 Esk Place, Lyons, ACT 2606

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 854 m2**

**Type: House**



Martin Faux  
0421593602

## Contact agent

Nestled in one of Lyons most secluded and leafy cul-de-sacs, 6A Esk Place is situated on its own plot of land and boasts a private setting surrounded by mature gardens and position backing the Oakey Hill Nature Reserve. The homes sun-filled open plan design provides a spacious lounge and dining room adjoining the open plan kitchen and meals/family room. The living areas overlook the mature backyard and north facing alfresco dining area offering the perfect environment for young growing families to entertain both indoors and out. Accommodation is provided by four bedrooms and a renovated bathroom. Other features include double carport, workshop area and fully mature gardens. A healthy lifestyle is at your doorstep with direct access from the back garden to the Oakey Hill Nature Reserve walking trails, The Illoura Horse Agistment and Mt Stromlo Mountain Bike Park. With its fantastic location, mature gardens and with opportunity to further improve and make it your own, this home represents a fantastic opportunity for young families, first home buyers and renovators. Features: -☑Dual Occupancy -☑End of a quiet cul de sac -☑Backing reserve -☑Easy access to walking and bike paths -☑Ducted heating, new unit installed -☑Evaporative cooling (ducted) -☑Three water tanks holding 6000 litres -☑Solar panels (8 panels on roof) -☑Crim safe on all doors and most windows -☑Colourbond rear fences -☑Oakey Hill Nature Reserve & Curtin Ridge – walks -☑Lyons Early Childhood, Curtin Public and Catholic Primary Schools (all approximately 1km walk) -☑Woden Town Centre, Lyons & Curtin Shops, all are walkable through green spaces -☑Bike Path between Weston Creek & Woden – at the rear of the property Rates: \$4,403 pa Land tax: \$6,278 pa EER: 1.5 Living: 127m<sup>2</sup>