

# 6 Yolla Place, Lyons, ACT 2606

## Sold House

Sunday, 20 August 2023



6 Yolla Place, Lyons, ACT 2606

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 828 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Contact agent

Superbly located within a quiet family friendly cul-de-sac close to Curtin ridge reserve and within a short stroll to Woden town centre. This privately built family home is situated on an easy care 828m<sup>2</sup> block with the RZ2 zoning and offering a pleasant outlook across Woden and beyond to Red Hill. The sun-drenched and flexible floor plan incorporates formal lounge and dining areas, open plan family / meals area that connects beautifully to the updated kitchen and elevated outdoor entertaining deck which allows you to take in the lights of Woden while hosting friends and family for the casual bbq. Accommodation includes four bedrooms, segregated main at the rear of the home with ensuite bathroom and walk in robe. The updated main bathroom services the other three bedrooms. The double garage with workshop and bathroom has the potential to become a home office or studio. Centrally located within a short stroll to Woden and only minutes to Canberra Hospital and The Parliamentary Triangle. Potential to further improve or move in and enjoy as is. Other Details: Quiet cul de sac location Elevated position 828m<sup>2</sup> block in RZ2 zoning Ducted gas heating Reverse cycle heating cooling Express bus to City from the bottom of the street Stroll to Woden Rates: \$4,316 pa Land tax: \$7,334 pa UV: \$906,000 EER: 1.0 Living: 180m<sup>2</sup> Block: 828m<sup>2</sup>