

62/179 Melrose Drive, Lyons, ACT 2606

Sold Unit

Friday, 6 October 2023

62/179 Melrose Drive, Lyons, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 39 m2

Type: Unit



Tim Stafford
0261620002



Karon Stafford
0452224226

\$272,000

This very affordable one bedroom first floor unit is the ideal addition to any investment portfolio or as an excellent option for the live-in owner requiring an easily maintained residence in the heart of the Woden Valley. Featuring a separate bedroom with a built-in wardrobe, a combined kitchen/meals area, a sunny living area, bathroom, double glazing, plus an allocated carport and storage. Situated within easy access to Westfield Woden with the many shops, boutiques, restaurants, cafes and clubs - plus access to public transport - virtually on your doorstep. Whether you are looking for your first investment property - or are seeking an addition to your existing investment portfolio - this affordable entry level property could be the ideal option for you. Alternatively, the property could well be the perfect opportunity for a live-in owner. In summary, the features include:- Separate bedroom with a built-in wardrobe- Double glazing- Washing machine and clothes dryer included- First floor location- Single allocated carport- Strata: \$484.00 per quarter (approx)- Rates: \$504.00 per quarter (approx)- Land Tax: \$619.46 per quarter (approx) (if not principal place of residence)- Living: 36m² (approx)- EER: 0.5 stars- Rental estimate: \$350 per week