

**67 Burnie Street, Lyons, ACT 2606**



**House For Sale**

Friday, 8 March 2024

67 Burnie Street, Lyons, ACT 2606

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 966 m2**

**Type: House**



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## By Negotiation

Welcome to 67 Burnie Street, Lyons – a property that beckons the savvy homeowner and developer alike. Boasting a generous 966-square-meter block, this residence presents a prime canvas for your dream home or a lucrative development project, thanks to its coveted RZ2 zoning. Step inside to discover a partially renovated interior with timeless wooden floors and a clean, neutral colour palette that effortlessly complements any style. The spacious garage unfolds as a versatile space, equipped with a separate bedroom, bathroom, and laundry – a perfect setup for a cosy granny flat or guest accommodation. Beyond the walls, the expansive backyard invites you to create cherished moments with family and friends. Imagine hosting barbecues and watching your children revel in the freedom of this private haven. Convenience takes centre stage as 67 Burnie Street is strategically located just moments away from playing ovals, Westfield Woden, and the scenic walking trails of Mount Taylor. Embrace the potential, whether you choose to renovate the existing structure or embark on a new architectural journey. This property embodies the ideal fusion of opportunity and lifestyle, promising a tranquil escape with the added allure of future possibilities. Features- Land size: 966sqm- House size: 103sqm- Rates: \$4,087 pa- 3 bedroom with generous master- Partially renovated in neutral colours- Large RZ2 block- Garage partially renovated with separate bedroom, laundry and bath