

**7/179 Melrose Drive, Lyons, ACT 2606**

**Apartment For Sale**

Sunday, 10 December 2023

7/179 Melrose Drive, Lyons, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Apartment**



Jane Macken  
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Emma Robertson  
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**\$375,000 +**

This two-bedroom apartment is situated in the leafy 'Melrose Gardens' complex and is an amazing opportunity to secure a property in the ever-popular Woden Valley Suburb of Lyons. You will enjoy the convenience and easy access to Westfield Woden, parks, public transport and close to The Canberra Hospital. Enter the home is through a secure private balcony, to the front door. The living space features large windows, filling the space with natural light. The kitchen has plenty of cupboard and bench space as well as a free-standing electric cooktop and oven. It also has a new hot water service installed. Accommodation is provided in the form of two bedrooms, both with built in robes and beautiful leafy aspects. These are serviced by the bathroom, including shower over bath and plenty of room for laundry facilities. Adding to the fabulous opportunity this apartment offers a single car space as well as multiple visitor parking options within the complex. There is also a lockup storage room on the ground floor. The perfect investment opportunity is presented with rental potential up to \$420 per week, or break into the market and a secure a home in the highly desired 2606 postcode. Don't miss this opportunity. Features; Fabulous investment opportunity with the opportunity to rent out at up to \$420 per week. Kitchen with electric cooking and ample bench & cupboard space. Beautiful leafy outlook. Front balcony with separate lockable entry. Single allocated car space and storeroom. Linen closet. Perfect located close to The Canberra Hospital, parks, public transport and Westfield Woden. EER: 5 stars. Living size: 58m<sup>2</sup> (approx.). Body corporate: \$658 p.q (approx.). Rates: \$1,598.78 pa (approx.). Land Tax: \$2,106.23 pa (approx.) if rented. Construction: 1974 (approx.)