

**7B/30 Glenorchy Street, Lyons, ACT 2606**

LUTON

**Unit For Sale**

Tuesday, 12 March 2024

7B/30 Glenorchy Street, Lyons, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 51 m2**

**Type: Unit**



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**\$379,000+**

Conveniently nestled in the heart of Woden, unit 7B is just a short stroll away from Lyons shops, Woden town Centre, and nearby workplaces, this residence caters to both investors and those seeking a convenient lifestyle. Positioned to the North, its open-plan kitchen, living, and dining areas are light-filled, and open to a balcony with a leafy outlook. Both bedrooms come complete with built-in wardrobes, while the master bedroom has a separate balcony and double-glazed sliding door for climate control. The main bathroom services both bedrooms, with the added convenience of an in-unit washing machine and ample attic storage accessible from the main bedroom. Whether you're a professional working in the Woden town Centre, or an investor looking to expand your portfolio, this opportunity is not to be overlooked.

Features-

- North facing, light filled with a leafy outlook
- Two bedrooms with built in wardrobes
- Main bedroom with separate balcony
- Large attic storage
- Extra-large single undercover carport and additional visitor parks
- Walking distance to Lyons shops, Woden town Centre and surrounding amenities
- Close to public transport and Woden Hospital
- Rental potential of \$440-\$480 per week

EER: 5 Living Size: 51m<sup>2</sup> (approx.) Balconies: 8.8m<sup>2</sup> (approx.) Rates: \$590 p.q (approx.) Body Corporate Fees: \$764 p.q (approx.)