

8/10 Tasman Place, Lyons, ACT 2606

home by holly

Apartment For Sale

Friday, 1 March 2024

8/10 Tasman Place, Lyons, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 86 m2

Type: Apartment



Rick Meir
0491850701



Bianca Way
0491850701

\$495,000+

Spacious design, beautiful presentation and a sought-after central location combine to create this stylish 2-bedroom apartment, where every detail has been thoughtfully composed for a comfortable modern lifestyle. Nestled in a boutique complex within a picturesque tree-lined cul de sac, with no through traffic, this residence offers enviable proximity to a vibrant business and shopping precinct, Hospitals, convenient transport links, and an array of restaurants, cafes, and recreational facilities. From ground level, you'll ascend a flight of stairs to enter a welcoming and light-filled open plan living area and kitchen that showcases appealing selections and desirable northerly aspect, merging effortlessly to an expansive balcony for relaxed indoor/outdoor entertaining. Exuding style, the interior evokes a calm and tranquil ambience that continues through to the bedrooms, which both feature built-in wardrobes, ensuring ample storage for residents. Serviced by a bathroom, that boasts a relaxing bathtub, and a practical separate toilet and laundry, the floorplan is cleverly curated for ease of living. Adding to the allure, this enticing apartment also features a split-system air conditioning unit and a basement carpark with storage unit, to complete your wish list. To arrange an inspection contact Rick and Tina Meir on 0408 588 770. Insta: @rickandtinameir.agents features: outstanding location in tree-lined cul-de-sac with no through traffic. walking distance to shopping, recreation and business precinct. easy proximity and nearby walking trails to Mount Taylor Nature reserve, and popular cafes with Barista coffee. northerly aspect promoting abundant natural light & energy efficiency. spacious design. light-filled open plan living that merges with balcony. enjoy birds, elevated outlook, and natural surrounds from the balcony. split system air-conditioning. modern kitchen with stone benchtop. electric cooktop. bathroom features bathtub. separate laundry. separate toilet. attractive boutique complex of 14 apartments fine details: (all approximate): living area: 73m² balcony: 13m² Rates: \$572 per quarter (approx) Land Tax: \$763 per quarter (approx) Note: Land Tax only applicable if not your primary residence Strata Levies (including sinking fund): \$1552 per quarter (approx)