

**8 Brid Place, Lyons, ACT 2606**



**House For Sale**

Tuesday, 30 January 2024

8 Brid Place, Lyons, ACT 2606

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1060 m2**

**Type: House**



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## Auction

**Auction Location:** Auction On-Site  
**What makes this home different?** It offers elevation, the perfect orientation and a stunning outlook over the Woden Valley whilst being whisper quiet. Positioned in a quiet cul-de-sac on a generous 1,060m<sup>2</sup> block this light-filled home, radiates curb appeal, and offers panoramic views of the National Arboretum, Black Mountain, Red Hill, and Woden Town Centre visible from nearly every window. Spanning 317m<sup>2</sup> across three levels, the well-designed floor plan caters to various household needs, featuring multiple entertaining areas and remarkably adaptable living spaces. The home was extended & renovated in its entirety in 2019, The design prioritised sustainability, and results in a highly efficient and cosy home in all climactic conditions. Surrounded by easy-care, established gardens and trees, fostering a space that is peaceful and private. The location is unparalleled, with convenient walking distance to local shops and Westfield Woden. Moreover, it falls within the catchment zone for esteemed schools such as Lyons Early Childcare Centre, Curtin Primary, Alfred Deakin High School, and Canberra College. With its quality and desirable features, this home is move-in ready, making it an ideal choice for a growing family. The residence offers a perfect blend of functionality and charm.

**Features:** Three-level home  
Comprehensively renovated and extended in 2019- by award winning Country Builders  
Fully renovated with insulation, windows, electrical circuits, flooring and rendering all seamlessly integrated with substantial extensions  
Solar passive design with thermal mass flooring in winter sunlit spaces  
Fully insulated floors, walls, ceilings, concrete slab  
5 Bedrooms and 3 bathrooms  
A self-contained studio downstairs with a bedroom, living and dining area, modern kitchenette, bathroom, and space for your washing machine and dryer  
Double glazed UPVC windows throughout  
Main bedroom with ensuite and walk-in-robe  
Segregated 3 additional bedrooms all with built-in-robos  
Separate toilets  
Gas cooktop and gas BBQ plumbed in  
Ducted reverse-cycle electric heating and cooling, in four separate zones for efficiency  
Double-sided slow combustion wood heater  
Large island bench with stone tops to all kitchen surfaces  
Butler's pantry  
LED downlights throughout  
Separate Laundry with great storage  
Rainwater tank and electric pump, with space and stormwater plumbing to add more  
Automatic irrigation system, accessing both mains and rainwater  
Access to the large deck from kitchen/dining area  
Proximity to Oakey Hill  
Ideally located within a short walk to the local Lyons shops, close to the Curtin Shopping Centre and Woden Town Centre

**Essentials:** EER: 5.5  
Block size: 1,060m<sup>2</sup>  
Upper level: 55m<sup>2</sup>  
Ground level: 178m<sup>2</sup>  
Lower level: 84m<sup>2</sup>  
Total internal living: 317m<sup>2</sup>  
Rates: \$4,678 per annum (approx.)  
Land tax (investors): \$8,599 per annum (approx.)  
Rental estimate: \$1,000-\$1,100 per week  
Age: 56 years (Built in 1968)