

# 8 Dennes Place, Lyons, ACT 2606



## House For Sale

Thursday, 15 February 2024

8 Dennes Place, Lyons, ACT 2606

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 827 m2**

**Type: House**



Lauren McDonald  
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## AUCTION

Welcome to this charming 3-bedroom home in the picturesque neighbourhood of Lyons. Situated in a serene and sought-after location, Lyons offers a perfect blend of tranquillity and convenience. This renovated residence presents a wonderful opportunity for those seeking to secure themselves a large corner block to further enhance and personalize their living space or simple move in and enjoy. Boasting two separate living areas, the home provides ample room for relaxation and entertainment. Custom storage solutions have been incorporated throughout the home and into all built-in robes in the bedrooms, ensuring maximum functionality and organization. The kitchen and bathroom have undergone contemporary renovations, adding modern flair and style to the home. Lyons itself is renowned for its leafy streets, family-friendly atmosphere, and proximity to amenities such as parks, schools, and local shops. Don't miss out on the chance to make this delightful property your own and unlock its full potential.\* 3 bedroom home with built in robes to all bedrooms\* Renovated kitchen with ample bench space and generous storage\* 2 separate living spaces\* Split System in lounge room with ducted gas heating\* Modern renovated bathroom with freestanding bath \* Large 827sqm corner blockLand Size: 827sqmEER: 1.0Rate: \$3,930pa (approx.)Land Tax: \$7,018pa (approx. if rented out)UCV: \$743,000 (2023)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.