

86/179 Melrose Drive, Lyons, ACT 2606

Sold Apartment

Friday, 11 August 2023

86/179 Melrose Drive, Lyons, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Dave Prasad

\$388,000

Welcome to "Woden Gardens" - Infinity Residential is delighted to present this pristine 2-bedroom apartment to the market, perfectly situated adjacent to the Woden town centre. Offering a pleasant outlook from both the living areas and the bedrooms onto the lush, private internal courtyard of the complex this offering is ideal for the investor or first home buyer looking for a value for money property in a great location. This exceptional property offers a delightful view from both the living areas and bedrooms, overlooking the lush and private internal courtyard of the complex. It is an ideal choice for investors or first-time homebuyers seeking a value-for-money property in a superb location. Upon entering the apartment, you are greeted by a well-designed living and dining area that optimizes the available space. A covered balcony provides a serene and private outlook, offering a tranquil view of the courtyard. The kitchen has been meticulously updated and is in impeccable condition, boasting a functional design, quality appliances, and ample counter space. Moving along the hallway, you will find two bedrooms, each equipped with built-in robes. The bedroom windows are double-glazed, providing enhanced insulation and noise reduction. Adjacent to the second bedroom is the combined bathroom and laundry, featuring a window that welcomes the soft, natural sunlight from the east. Conveniently located near the stairs leading up to the unit, there is a carport available, complete with a secured storage area. Given the property's proximity to Woden, you may find that owning a car is no longer a necessity, allowing you to leave it comfortably parked in the carport. Seize this opportunity to secure a high-quality apartment in the thriving town centre of Woden!

THE FEATURES:- Naturally light filled- 2 well sized bedrooms with built in robes- Double glazed windows to the bedrooms- Open plan living- Updated kitchen with quality appliances.- Secure dedicated undercover car space and ample visitor parking- Brand new laminate timber flooring- Split system reverse cycle heating and cooling- Close to shops, schools and public transport

THE DETAILS:- EER: 6.0 Stars- Living area: 62.5sqm (approx.)- Body Corporate: \$656.50 - Rates: \$556 p/q - Land Tax: \$677 p/q (if rented)- Rental Estimate: \$450 - \$500 week

Contact Infinity Residential on 6140 3215 or Dave Prasad on 0451 514 950 to arrange a private viewing!

Disclaimer: Whilst we take due care in gathering details on properties for sale, Infinity Residential accepts no responsibility for any inaccuracies herein. All applicants should rely on their own research and confirm any information provided.