

**9/30 Chappell Street, Lyons, ACT 2606**



**Sold Unit**

Tuesday, 19 September 2023

9/30 Chappell Street, Lyons, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Bob Hayward

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**\$355,000**

Recently listed. Sited in a peaceful location in popular Lyons ACT, this property is an ideal purchase for an investor or first home buyer. This first floor apartment has been recently repainted internally in soft neutral tones, and the property is vacant now ready for a new owner. The apartment has large windows to living area and bedrooms, and also a glass sliding door to balcony. There is also a RCAC system with remote control located in the living area. The kitchen, with electric upright cooker, and the combined bathroom/laundry, are well presented, and in original condition. Additional details:- Excellent Inner South location very close to Woden CBD- Pleasant outlook from dining area and balcony- Only 18 units in development- Unit sited on the first floor- RCAC split system- Two generous bedrooms with built in robes- Original kitchen and bathroom/laundry room- Freshly painted internally, 1-4 Sep 2023- Allocated carport under building- Visitor parking- Walking distance to Woden Town Centre- EER 1 star- TV antenna- Unit size: (as per plan, converted from sq.ft) 53.2m<sup>2</sup> + 4.2 m<sup>2</sup> balcony- Body Corporate fees: Admin \$2646.88 Sinking \$1,242.20 per annum approx.- General Rates: \$1,744 per annum approx.- Land Tax, (if investment property): \$2,365 per annum approx.- Rental potential: \$480 per week approx, or higher with further renovation A great opportunity to secure an investment property or your first home, close to restaurants, local amenities, public transport and gov. offices at Woden Town Centre. An early sale is anticipated. Thank you for your interest in 9/30 Chappell St Lyons ACT 2606, known as Chappell Court Lyons ACT 2606.