

10/3 Port Arthur Street, Lyons, ACT 2606

LUTON

Apartment For Sale

Thursday, 11 July 2024

10/3 Port Arthur Street, Lyons, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 54 m2

Type: Apartment



Josh Wilson
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Kym Layton
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\$429,000+

This delightful two-bedroom apartment is a fantastic opportunity for a first home buyer or investor to buy in the popular suburb of Lyons. Conveniently located only a short stroll to Lyons Shops and close to the Woden Town Centre, this open-plan apartment is on top floor of the popular Derwent Court complex and has been tastefully updated. The main bedroom has a built-in wardrobe and both bedrooms are generous in size. The bathroom is light and bright. A single carport, storage room and visitor parking add to the charm of this entry level apartment. If you are a first home buyer or looking to invest this is an opportunity not to be missed. Tenanted - Fixed term lease until September 2024. Currently rented at \$550 per week. Features: - Light-filled top floor apartment - Two bedrooms- Main bedroom with built-in wardrobe- Single carport and storage room- Plenty of visitor car parks- Close proximity to Lyons Shops and Woden Town Centre- Close to public transport- Built 1977 EER: 2 Living Size: 54m² (approx.) Rates: \$560 p.q (approx.) Body Corporate Fees: \$496 p.q (approx.) Land Tax: \$738 p.q (approx.) if rented