

**104/5 Burnie Street, Lyons, ACT 2606**



**Sold Apartment**

Friday, 20 October 2023

104/5 Burnie Street, Lyons, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tom Ellis

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Ashleigh Curtis

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## Contact agent

Fourth floor in the "Sorell" complex! This spacious one bedroom unit is bathed in morning sun light and offers views to the east and north east from the living room. It is located only several minutes stroll to Westfield Woden and the express bus directly into the city centre. The living opens onto the covered balcony and the bedroom also captures the view and sunny aspect. The kitchen has plenty of cupboards and features all modern appliances and an engineered stone benchtop. The bathroom is combined with the laundry. This room is much larger than you will find in many other one bedroom properties. The apartment presents as new. It was built by Hindmarsh Construction and the development features shady garden areas, an inground swimming pool, BBQ facilities and security car parking with individual storage lockers. If you are looking for an investment property this property is currently rented on a monthly tenancy to great tenants at \$450 per week. Features include:- Located on the fourth floor- Double glazed windows- Reverse cycle air-conditioning- Views to the East- Sunny aspect- Swimming pool- Security access to building- BBQ area- Shady garden areas- Security carparking- Storage locker- Lift access- Walk to express bus to city- Walk to Westfield Woden Rental guide: \$450pw Home size: 60sqm living approx Balcony size: 9sqm approx Rates: \$1,540 pa approximately Body Corporate fees: \$1,144.38pq approx Land Tax: \$2,000pa approximately (if rented)