

**126/5 Burnie St, Lyons, ACT, 2606**

**Apartment For Sale**

Thursday, 1 August 2024



126/5 Burnie St, Lyons, ACT, 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Relaxed, easy-care living in the heart of Woden.

Located on the seventh floor of the sought-after 'Sorrell' development. This modern and sophisticated, over-sized two-bedroom apartment offers more than just a quality home, but an enviable lifestyle. Conveniently located in the heart of the Woden with an abundance of amenities at your doorstep.

### FEATURES

- Sophisticated apartment in the 'Sorrell' development
- Located on the 7th floor with lift access
- Two bedrooms, both with built-in robes
- Open plan living and dining room
- Modern kitchen with large island bench, ample cupboard space, quality European appliances and stone bench tops
- Balcony with views across Woden
- Good sized bathroom
- European laundry
- Reverse cycle split system unit
- Single secure basement carpark and storage cage
- Great complex amenities, including swimming pool and BBQ area
- 5-minute walk to Woden Town Centre
- 5-minute walk to Melrose Drive and Launceston St bus stops
- Short drive to the city and The Canberra Hospital

### WHAT THE SELLER LOVES ABOUT THE HOME

1. Morning sunrises from the balcony and the views across Woden to Telstra Tower.
2. A fabulous complex - pet-friendly, fabulous neighbours, beautiful gardens, large one-level carpark and never needing to queue for a lift.
3. The lock up and leave lifestyle, perfect for downsizers or AirBnB.

### STATISTICS (all figures are approximate)

EER: 6.0

Living Area: 72m<sup>2</sup>

Balcony: 9m<sup>2</sup>

Construction: c2014

Strata Levies: \$1,560 per quarter (admin + sinking fund)

Rates: \$508 per quarter

Land Tax: \$647 per quarter (only applicable if not primary residence)

No. Units in Complex: 132

Rental Range: \$570 - \$590 per week