

5/18 Devonport St, Lyons, ACT, 2606



Apartment For Sale

Thursday, 24 October 2024

5/18 Devonport St, Lyons, ACT, 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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CONVENIENT LOCATION WITH AMAZING WRAP AROUND COURTYARD

With all the local amenities conveniently located close by, living at Sierra Apartments offers a comfortable lifestyle for a new homeowner or an opportunity for investors seeking a low maintenance investment.

The popular Lyons shops is a short stroll from the apartment as well as public transport and the Lyons Sports Oval is located on Launceston Street. There is open parkland adjacent to the building too. The Canberra Hospital and the Woden Town Centre are only minutes away by car.

Positioned on the ground floor of the complex and on the corner, this spacious apartment offers open plan living and dining space with a wall mounted reverse cycle air condition for year-round temperature control. Through stackers door transition onto the expansive wrap around courtyard where you can enjoy entertaining friends and family in either of the two covered areas which overlook the Japanese maples in the minimal maintenance gardens.

The functional kitchen has a new Bosch dishwasher, storage cupboards, electric cook top and oven, rangehood and microwave hutch and is positioned overlooking the garden.

The main bedroom has a built-in robe, and the second bedroom can be used as study or home office and has its own access to the courtyard.

The easy-care bathroom with floor to ceiling tiles has a vanity, toilet, Tastic heater and extra-large walk-in shower. The European style laundry with washtub and clothes dryer is adjacent to the bathroom.

Car accommodation is provided by a single allocated car space with storage cage in the basement car park which has lift access.

The suburb was named after Joseph Lyons, Labor Premier of Tasmania from 1923 to 1928.

The suburb is bounded by Melrose Drive, Tuggeranong Parkway and Hindmarsh Drive. Oakey Hill Nature Reserve, part of Canberra Nature Park, is located within the suburb. The reserve has a number of walking trails and views across Woden and Weston Creek and into Civic. Streets in Lyons are named after locations in Tasmania.

Features:

- Ground floor apartment located in the "Sierra Apartments" complex
- 14 apartments in the complex
- Open plan living and dining with access to minimal maintenance gardens through glass stacker doors
- Large wrap around courtyard with two covered areas for entertaining
- Double glazed sliding doors
- Bedroom 1 with built in robe
- Bedroom 2/study can be used as a home office
- Bathroom with extra large walk-in shower, toilet, and vanity
- Gas hot water supply
- Separate European style laundry with clothes dryer
- Folding clothes line installed against fence
- Single allocated car space with storage cage
- Access to the garage via Lyons Place, visitor parking available
- Lift access to the basement
- Convenient location to the Lyons shops, public transport and the Woden Town Centre
- NBN connectivity – fibre to the node

Statistics: (all measures/figures are approximate)

Block 23 Section 5

Block size: 1,338 sqm (entire block)

Land value: \$1,540,000 (2022) (entire block)

Rates \$496 per quarter

Body corporate levies: \$1,387 per quarter

Land tax: \$666.93 per quarter (if purchased as an investment property)

Living area: 63.3 sqm

Courtyard area: 125 sqm

EER 5

Rental appraisal: \$520 - \$540 per week unfurnished