

10 Derwent Street, Lyons, ACT 2606

LUTON

House For Sale

Sunday, 23 June 2024

10 Derwent Street, Lyons, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Nick Paine
0261763420



Peter White
0409914344

Auction

Modern and exquisite will be the words to describe 10 Derwent Street in Lyons. This contemporary residence boasts three spacious bedrooms and two bathrooms - perfect for any buyer in the market. The heart of the home is this modern kitchen with stone benchtops and warm wooden accents, complemented with gas cooking, oven and Bosch dishwasher. The open plan layout allows you to entertain guests or watch over kids whilst cooking. This seamlessly connects to the covered alfresco area for additional outdoor entertainment. With accommodation, the master bedroom is located at the front of the home serviced by its own ensuite featuring floor-to-ceiling tiles as well as its own walk-in robe - your own retreat! Two additional bedrooms are located at the rear of the home. Hop, skip or jump to Woden Town Centre where you will find all your local amenities and facilities including Westfield Woden. Being in this convenient location, you are a short drive away from Canberra Hospital, Canberra Institute of Technology, many government departments and local schools. Property Features: • 3 bedrooms | 2 bathrooms | 2 car • Open plan layout for meals and family areas • Stone benchtop kitchen with gas cooking and oven • Master bedroom with walk in robe and ensuite • Additional two bedrooms serviced by main bathroom • Floor-to-ceiling tiles in bathrooms • Ducted reverse cycle heating and cooling • North-facing alfresco for outdoor entertaining • Spacious laundry with external access • Ample storage including linen cupboard • Double enclosed garage • Low maintenance yard • Close proximity to local schools, playgrounds and public transport • Within 5 minutes drive to Woden Town Centre and Westfield Woden • Within 6 minutes drive to Canberra Hospital

Property Details: • Residence: 128.20m² • Garage: 36.27m² • Built: 2018 • Rates: \$1,364 p.a. (approx.) • Land Tax: For Investors - \$1,580 p.a. (approx.)