

# 16 Barrow Place, Lyons, ACT 2606

## House For Sale

Saturday, 29 June 2024



16 Barrow Place, Lyons, ACT 2606

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1427 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Expressions of Interest - closing 17th July 2024

They say location reigns supreme in real estate, so when you have a home with endless potential to improve in arguably one of Lyons' most sought after and desirable locations, then you have a rare opportunity indeed. Set on a 1,427sqm parcel of land at the top of Lyons' most tightly held elevated cul de sacs backing / adjacent to reserve. This double brick home has sweeping north-easterly views to the National Arboretum, Black Mountain and the Captain Cook jet from nearly every window. On entering the home, you are immediately drawn to the space, flow and immense natural light that the property has to offer. Upstairs to the right is an immense open plan living area that flows to the large kitchen and meals area. Also upstairs are four bedrooms, including the segregated main bedroom with walk in robe and ensuite. The other three bedrooms are serviced by the main bathroom and separate toilet. Downstairs offers a study area and rumpus room with it's own shower and toilet, which is ideal for the home office or teenage get away. Other features include double garage with automatic doors and internal access, ducted heating and easy-care gardens. With many great features this home presents a great opportunity to move in and enjoy but also has great potential for you to further improve, adding your own style and flair. Features: \* Two storey, suspended slab construction \* Multi living and bedroom options to suit most families \* 1,427m<sup>2</sup> block, backing and adjacent Oakey Hill Nature Reserve \* One of the highest blocks in Woden Valley with views to the National Arboretum, Black Mountain, Canberra City, Captain Cook Memorial Jet, and Mount Mugga Mugga \* Huge separate living areas, all with views \* Sundrenched kitchen and meals area \* Access from the living area to the deck and rear gardens \* Main bedroom with walk in robes and ensuite bathroom \* Bedroom 2, 3 and 4 serviced by the main bathroom and separate toilet \* Laundry with external access \* Rumpus room with external access for use as home office or teenager's retreat \* Large double garage with workshop space and automatic doors \* Established easy-care gardens \* Located within a short drive to the Lyons shops, Curtin Shopping Centre and Westfield Woden. EER: 2.0 Living Area: 295m<sup>2</sup> Rates: \$4,863 pa (approx) Land Tax: \$8,980 pa (approx) Land Size: 1,427m<sup>2</sup> Land Value: \$953,000 (2023)