

**25 Derwent Street, Lyons, ACT 2606**



**House For Rent**

Wednesday, 10 July 2024

25 Derwent Street, Lyons, ACT 2606

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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**\$750 per week**

Nestled in the serene neighborhood of Lyons, this spacious family home offers comfortable living with its generous layout and convenient amenities. Featuring four well-appointed bedrooms, each equipped with built-in robes, residents will enjoy ample storage space and organizational convenience. The main bathroom boasts a combination of a shower and bathtub, complemented by an additional wash closet for enhanced functionality. The heart of the home lies in its modern kitchen, complete with ample storage, a gas cooktop for efficient meal preparation, and a convenient double dish drawer. Multiple living areas cater to diverse family needs, including a formal lounge room for elegant gatherings, a cozy family room ideal for relaxation, and a versatile rumpus room perfect for entertainment or as a children's play area. For year-round comfort, the house is equipped with ducted gas heating throughout, ensuring warmth during the colder months. In summer, the evaporative cooling system maintains a pleasant indoor temperature, while specific rooms benefit from additional heating options such as electric and gas wall heaters. A ceiling fan in the rumpus room enhances air circulation and comfort. Outside, the property features a spacious backyard with a well-maintained garden and a covered patio area, creating an inviting space for outdoor activities and entertaining guests. Parking is convenient with a single lock-up garage and a long driveway offering ample space for multiple vehicles.

- Four spacious bedrooms, w/ BIRs
- Kitchen with ample storage space, gas cooktop & double Dish Drawer
- Multiple living areas for flexible living arrangements: Lounge room, Family room & Rumpus room ideal for entertainment or kids' play area
- Main bathroom equipped with a shower and bathtub
- Separate wash closet for added convenience
- Large backyard providing plenty of outdoor space
- Covered patio area perfect for outdoor entertaining or dining
- Single lock up garage, long driveway for multiple vehicles
- Ducted gas heating throughout the house, Ceiling fan installed in the Rumpus room
- Electric wall heater and gas wall heater for additional heating options
- Pets require Lessor's consent
- EER not known
- This property is compliant with the minimum ceiling insulation standard
- Available late July 2024, long term lease

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