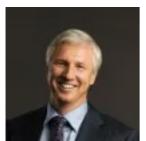
45 Port Arthur Street, Lyons, ACT, 2606 House For Sale



Wednesday, 25 September 2024

45 Port Arthur Street, Lyons, ACT, 2606

Bedrooms: 4 Bathrooms: 2 Parkings: 2 Type: House



Stephen Thompson 0262395551

Exceptional Family Lifestyle

Auction Location: On Site

Welcome to your dream family home in the heart of Lyons. This charming late 1960s cottage offers the perfect blend of comfort, convenience, and community living. As you step inside this double brick construction, you'll be greeted by the spacious lounge and dining rooms, bathed in natural light and perfect for both everyday living and entertaining guests. The polished hardwood floors add a touch of timeless elegance throughout.

The kitchen featuring stainless steel appliances and ample counter space for culinary creations. The main bedroom is a true retreat, complete with an ensuite bathroom, built-in robe, and a beautiful garden view from the double window. Three additional spacious bedrooms, with built-in wardrobes to 2, provide plenty of room for family members or guests.

Outside, a large, low-maintenance backyard awaits, offering endless possibilities for outdoor entertaining, gardening, or a safe play area for children. The private paved entertaining area is perfect for alfresco dining and relaxation, while the easy-care garden ensures you spend more time enjoying your outdoor space than maintaining it. Enjoy stunning views across Woden from your own backyard oasis.

Located in one of Lyons' most desirable streets, this home puts you at the center of it all. Enjoy the convenience of a 10-minute walk to Woden offices, a 15-minute walk to Westfield Woden, and central access to all other suburbs via Parkway or Adelaide Avenue. A local supermarket is just minutes away on foot, and you'll find a significant range of restaurants at Woden and Coleman Court. Lyons Primary School and Lyons Early Childhood School are perfect for families with young children.

Don't miss this opportunity to secure your family's future in a home that truly has it all. Call now to arrange an inspection and make this house your home!

Key Features:

�₫ bedrooms, 2 bathrooms

�☑Double brick construction

�ːDouble lock-up garage with electric doors, and storage

i¿½ Ducted gas heating & ducted evaporative cooling

i¿½?Recently replaced ducting and heater

�@Updated storm water drainage and new guttering

i; ½ Updated bathrooms

ı̈¿½?Alarm system for added security

تَازِيُّ Private paved entertaining area with views across Woden

�?Easy-care, low-maintenance garden

تَخْرُكُوا 15-minute walk (about 1.2 kilometers) to Westfield Woden Shopping Centre

�ːCanberra Hospital is just a 5-minute drive (approximately 2 kilometers) away

Disclaimer:

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