

48 Lycett Street, Weston, ACT, 2611

LUTON

House For Sale

Thursday, 3 October 2024

48 Lycett Street, Weston, ACT, 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Michael Martin
0261763448

Life on Lycett

Experience More . . .

Versatile Floorplan | Stunning Renovations | Sunset Views

Kelsey Tracey and Michael Martin from the team at Luton Properties Tuggeranong are excited to present to the market 48 Lycett Street, Weston.

Perfectly positioned on an elevated, easy care block of 650m², this wonderful family home with a commanding street appeal, has been tastefully renovated over time and offers a versatile floor plan that would suit a variety of family needs. With a variety of impressive features on offer, inspection is highly encouraged.

Key Features:

4 Bedrooms | 3 Bathroom | 2 Garage

Expansive family home with stunning mountain views

Quiet street with very low traffic and lovely neighbours

Double glazed windows

Solar panels installed for excellent savings on your next energy bill

Open plan kitchen with large island bench, dual drawer dishwasher and fantastic storage options

Formal lounge with sliding door access to the covered entertaining deck

Light and bright family/dining area with large picture windows

Spacious main bedroom with a full wall of built in robes and a newly renovated ensuite

Secondary bedrooms are generous in size with built in robes to two of them

Ducted gas heating and evaporative cooling throughout

Newly renovated family bathroom with a separate bath, floor to ceiling tiles, wall mounted vanity and a separate w/c

Downstairs store room/ rumpus (SCA) with a bathroom

Private rear garden with space for children and pets to play, secured by new colourbond fencing

Automatic in ground watering system for easy care of the gardens

View of established green garden from all sides of the house

Expansive under house storage area with easy maintenance access

Oversized garage with auto doors and additional off street parking options

Convenient location just a short distance to Coleman Court and the Woden Town Centre

Key Information |

Building report: Above Average

Living: 164 sqm

Garage Size: 76 sqm (Including storage)

Block Size: 650 sqm

EER: 2.5 Stars

Land Value: \$619,000

Rates: \$ 843 per quarter (approx)

Land Tax: \$ 1,457 per quarter (approx)

Auction | Thursday the 24th of October @ 5.30pm, On Site

To register your interest, please call Michael on 0411 748 805 or Kelsey on 0414 422 824.

This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late!