

**5b Bruny Pl, Lyons, ACT, 2606**



**House For Sale**

Friday, 13 September 2024

5b Bruny Pl, Lyons, ACT, 2606

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **A lifestyle as easy as the location.**

### What you see:

Modern, low maintenance living without compromise to space and a private balcony from the master bedroom to enjoy a wine or two. A quick walk to Westfield Woden making the lifestyle as easy as the location.

### What we see:

Downsize your maintenance, not your lifestyle.

### See more:

Separate title two storey residence

North east facing in cul-de-sac location

Gourmet kitchen with custom joinery, stone benchtops and walk in pantry

Appliances include Bosch oven, electric stove, built in microwave and dishwasher

Segregated living spaces

Master includes with expansive walk in robe, blackout blinds, private ensuite and spacious balcony

Three additional spacious bedrooms with built in robes

Main bathroom with free standing bath, wall hung vanity and premium finishes

Separate powder room

Separate laundry with stone benchtops and custom joinery

Newly painted

Double glazed windows and sliding doors

Ducted reverse cycle heating and cooling

Split system air-conditioner to master

Timber flooring

Lock-up internal access carport and rear access roller door

Alfresco

Low maintenance gardens

Natural light throughout

Security system

Water tank

No body corporate

Priority enrollment area for Hughes Primary School, Curtin Primary School, Alfred Deakin High School and Canberra College

Within 6 minutes' walk to Woden Town Centre

Within 4 minutes' drive to Curtin Primary School

With 4 minutes' drive to Holy Trinity Primary School

Within 3 minutes' drive to Lyons Shops

Within 6 minutes' drive to Alfred Deakin High School

Within 12 minutes' drive to Canberra CBD

Total Area: 184m<sup>2</sup>

Ground Living: 154m<sup>2</sup>

Upper Living: 30m<sup>2</sup>

Enclosed Carport: 42m<sup>2</sup>

Block size: 454m<sup>2</sup>

Built: 2018

EER: 5

Rental Range: \$900 - \$1,000 pw

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