

9 Dennes Place, Lyons, ACT 2606



House For Sale

Friday, 12 July 2024

9 Dennes Place, Lyons, ACT 2606

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1049 m2

Type: House



Alexandra Rogers
0457586260

Forthcoming Auction

Blending sophisticated style with tasteful contemporary updates, this welcoming residence is set in one of the most coveted pockets of Lyons. A statement home in a lifestyle address, near public transport, parklands, cafes, dining, and sought-after schools. Brimming with an abundance of space all in a stunning garden setting on an expansive 1049m² block. Step through the formal entry to discover the heart of this inviting north facing home. Opulent parquet flooring gives an immediate sense of style. The quality kitchen is a dream for culinary enthusiasts, featuring extensive storage, dishwasher, stainless steel appliances, induction cooktop, integrated dishwasher and walk-in pantry. The bedroom wing of the house is cleverly sectioned off from the family living spaces to create privacy, with double glazed windows ensuring the bedrooms and bathroom are cosy and warm. Stylishly updated, the family bathroom features elegant tiles and cabinetry, luxurious bath and oversized shower. Spacious and bright, with ensuite and custom wall-to-wall built-in robes, the master bedroom is a peaceful retreat to enjoy quiet moments. Venture outside to the expansive back entertainment patio. Large enough for big family gatherings, it offers an idyllic view of the expansive garden with level lawn and delightful Magnolia hedge. This home exudes a sense of pride and care. Its landscaped front garden adds elegance to its street appeal. The huge block offers so much potential to add a pool, an extension or even a second residence. Situated minutes from Woden, Weston Creek and local shops you can take your pick of cafes, restaurants and entertainment options. School catchments include; Lyons Early Childhood School, Curtin Primary, Hughes Primary and Alfred Deakin High School. This home has been updated with love - now it's time for one lucky family to make this home their own. Your new home features: An expansive 1,042m² block with level lawns and an 180m² entertainment patio North facing living areas with opulent parquet flooring throughout Quality kitchen with stainless steel appliances, induction cooktop, integrated dishwasher, walk-in pantry and breakfast nook Enclosed north facing private entertaining courtyard with new aluminium privacy screen Spacious master suite with ensuite and custom wall-to-wall built-in robes Stylish family bathroom with luxury fittings Double glazed windows to rear of home Split system in living room Plenty of in house and under house storage Secure remote access single carport and lock up garage Beautifully landscaped front and rear gardens Potential to add a pool, an extension or even a second residence. Colorbond fencing and side gate Close to Westfield Woden, Canberra Hospital, Woden Bus Interchange and Future Light Rail Link

STATISTICS
Block: 4
Section: 27
Land Size: 1,049m² (Please note: The Territory Plan 2023 will allow dual occupancy developments on residential suburban zoned blocks (RZ1) of 800m² with a modest second dwelling of 120m² (excluding the garage). The block can then be unit-titled under the Unit Titles Act 2001 to allow the second dwelling to be individually sold.
Living area: 165m²
Garage area: 27m²
House built: 1967
Extension built: 1994 by award winning TT architecture
Rates: \$3,847 per annum
Land Tax: \$6,843 per annum (if purchased as an investment)
EER: 3.5

GET TO KNOW LYONS
Located in the central Woden suburb of Lyons, this property provides the best of suburban living, while being close to everything. You'll love weekend brunches at the popular Stand by Me cafe, less than a minute walk away. The local IGA is a simple solution for your boutique ingredients or when you run out of milk. A slightly longer walk will see you at Westfield Woden with its wide range of shops, restaurants, cinemas and bars. Nature lovers will appreciate being close to Oakey Hill reserve. This property is in the school catchment for Lyons Early Childhood School, Curtin Primary, Hughes Primary and Alfred Deakin High School.