

**202/5 Corinna Street, Lyons, ACT, 2606**



**Unit For Sale**

Thursday, 22 August 2024

202/5 Corinna Street, Lyons, ACT, 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Unit**

## ATTENTION INVESTORS, FIRST HOME BUYERS and DOWNSIZERS

Rising in a new precinct next to the Woden Town Centre, The Melrose is at the heart of everything. Expect an elevated lifestyle, day and night, right on your doorstep. Moments from Westfield Woden, the Parliamentary Triangle, and open green spaces, welcome to a well-connected, convenient address.

Weekend indulgences are a short stroll away, from boutique cafés and eateries to specialty shops and farmers markets, a place that truly has it all.

This well sized one bedroom apartment has been designed with livability front of mind. It boasts excellent sized living and bedroom spaces and provides the perfect platform for outdoor entertaining. Enjoy resort-style amenities such as a 25-metre lap pool, an exercise lawn, and a Technogym on the Level 11 rooftop with outdoor dining spaces.

### **\*\*Key Features:\*\***

- Level 2
- Timber laminate flooring
- Terrazzo look porcelain tiles
- 100% loop pile wool carpets in bedrooms
- 2PAC joinery with cut-out handles
- Reconstituted stone kitchen benchtops and splashback
- Parisi Tapware
- Custom shaving cabinet and designer vanity
- SMEG appliances • Feature lighting upgrades
- Ducted reverse-cycle heating and cooling
- Expansive windows
- Secure car park and storage

Internal Size: 57m<sup>2</sup>

External Size: 21m<sup>2</sup>

Total Size: 78m<sup>2</sup>

Developer: DOMA Group

Builder: BLOC

Body Corporate: \$2,084 per annum

Completion is anticipated late 2024.

For more information please call Richard Moses on 0412 658 235.