

**301/5 Corinna Street, Lyons, ACT, 2606**



**Unit For Sale**

Friday, 23 August 2024

301/5 Corinna Street, Lyons, ACT, 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Unit**

## WELLSIZED BESPOKE APARTMENT within THE MELROSE by DOMA GROUP

The Melrose offers an unparalleled lifestyle at the heart of everything. This exceptional development is perfectly positioned for those who seek convenience and connection, just moments from Westfield Woden, the Parliamentary Triangle, and expansive green spaces.

Situated on level 3, this spacious one-bedroom apartment is thoughtfully designed with livability at its core. Featuring generous living and bedroom areas, it also offers a prime setting for outdoor entertaining.

Investors will appreciate the strong rental potential in this high-demand area, while first home buyers and downsizers will find the perfect blend of luxury, convenience, and community. The resort-style amenities, including a 25-metre lap pool, exercise lawn, and a state-of-the-art Technogym on the Level 11 rooftop with outdoor dining spaces, add to the appeal.

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

- Level 3
- 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: 58m<sup>2</sup>

External Size: 12m<sup>2</sup>

Total Size: 70m<sup>2</sup>

Developer: DOMA Group

Builder: BLOC

Body Corporate: \$2,084 per annum

Completion is anticipated for late 2024.

This is an opportunity not to be missed by investors, first home buyers, and downsizers looking for a well-connected, vibrant lifestyle in one of Woden's most exciting new developments.

For more information, please contact Richard Moses at 0412 658 235.