

40/5 Burnie St, Lyons, ACT, 2606

Unit For Sale

Thursday, 24 October 2024



40/5 Burnie St, Lyons, ACT, 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Brett Hayman
0411414624

Stylish 2-Bedroom Apartment in the Sought-After 'Sorell' Building, Lyons

Located in the highly acclaimed 'Sorell' building, this exceptional ground-floor apartment offers the perfect blend of modern living and metropolitan convenience. With its prime location and easy access, this two-bedroom apartment is a private sanctuary equipped with the latest in contemporary design and functionality.

The spacious, open-plan layout seamlessly combines the living, dining, and kitchen areas, creating an inviting space for both relaxation and entertaining. The sleek kitchen features stone benchtops and premium AEG stainless steel appliances, adding a touch of luxury to your everyday cooking experience. Positioned on a desirable corner, the apartment benefits from double-glazed windows in both the living areas and bedrooms, ensuring year-round warmth and natural light.

The bathroom showcases an oversized shower, floor-to-ceiling tiles, a custom vanity, and high-quality tapware, reflecting the consistent attention to detail throughout. Thoughtfully designed storage solutions are integrated into the apartment, including built-in wardrobes in both bedrooms, offering both functionality and style.

Situated just steps from Westfield Woden and a short drive to the City and Inner South, this apartment provides access to an array of cafes, restaurants, and entertainment options, making it an ideal choice for those seeking a vibrant urban lifestyle.

Features:

- Two bedroom apartment in "Sorell" complex
- Modern bathroom
- Spacious open plan living & dining areas
- Ground floor corner apartment with courtyard
- Lift access (from basement)
- Quality kitchen including stone bench tops
- AEG stainless steel appliances
- Double-glazing to living areas and bedrooms
- Reverse cycle air conditioning
- Intercom system for guests
- European laundry
- Data cabling with patch panel
- NBN ready
- Basement car park with lockable storage
- In-ground pool & BBQ area within the complex

EER: 6.0

Living Area: 69m²

Yard: 30m²

Rates: \$1,984 pa (approx)

Land Tax: \$2,515 pa (approx)

Body Corporate: \$3,278 pa (approx)

Nearby

- [Curtin Primary School](#)
- [Hughes Primary School](#)
- [Alfred Deakin High School](#)
- [Canberra College](#)
- [Woden Westfield](#)
- [The Canberra Hospital](#)