

**8D/52 Deloraine Street, Lyons, ACT, 2606**



**Unit For Sale**

Monday, 14 October 2024

8D/52 Deloraine Street, Lyons, ACT, 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Stylish, classic apartment in a quiet, green setting

If you're eager for intentional living, this sunlit, streamlined home ticks all the boxes in the heart of Woden Valley.

The open-plan living area and kitchen boasts thoughtful design, maximising space and movability, and encouraging an unencumbered lifestyle of cooking, hosting, and relaxing, all bathed in sunlight from the north-facing floor to ceiling glass doors.

From there, the living space breathes out onto a private balcony. All green views and direct sunlight, this airy and intimate setting is equally enjoyable with company on a summer evening or blissfully alone on a winter morning.

The bedroom maintains the style and quiet luxury established in the rest of the home, with the same warm timber flooring, bright ivory walls, and leafy northern aspect. It's conveniently adjacent to the bathroom and laundry, where you'll notice the unobstructive fittings, floor to ceiling tiles, and clean, bright atmosphere.

Situated in the quiet ... complex, the active body corporate keeps, private parking and communal spaces well maintained. Moreover, the home is surrounded by greenspaces and pathways, local cafes, supermarkets and schools, a ten minute walk to Westfield Woden, and a ten minute drive from the city - it really is the best of apartment living.

Close to everything. Light and open. It's time to discover your new home.

### FEATURES:

- North orientated sunlit home
- Open plan living/dining room with green views and floor to ceiling windows
- Spacious kitchen with plenty of storage
- Comfortable private balcony
- One bedroom with leafy aspect
- Stylish bathroom and laundry
- Split system reverse cycle heating and cooling
- Well maintained, quiet, private and primarily owner occupied complex
- Single allocated car space and ample visitor parking
- Short stroll to Lyons shops complete with Cafe and IGA and the Woden Town Centre, Westfield Woden, Woden Bus Interchange and Future Light Rail Link and a plethora of entertainment and recreational activities nearby
- School catchments include; Lyons Early Childhood School, Curtin Primary, Hughes Primary and Alfred Deakin High School.

### STATISTICS (all figures are approximate)

- Block: 16
- Section: 5
- EER: 4.0
- Home Size: 47 sqm
- Interior Size: 33.44 sqm
- Balcony Size: 13.56 sqm
- Land Rates: \$540 per quarter
- Body Corp: \$588 per quarter
- Rental Appraisal: \$400 - \$420 per week

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.