

## Lyons, 86/5 Burnie Street

### Modern 1-Bedroom Apartment in the Heart of Lyons

Welcome to your new home in the sought-after suburb of Lyons, just minutes from the bustling Woden Town Centre. This stylish 1-bedroom apartment offers a perfect blend of comfort, convenience, and low-maintenance living —ideal for professionals, couples, or those looking to downsize.

#### Apartment Features:

- Spacious open-plan living and dining area with plenty of natural light
- Modern kitchen with stone benchtops and quality appliances
- Generous bedroom with built-in wardrobe
- Contemporary bathroom with sleek finishes
- European-style laundry
- Private balcony —perfect for your morning coffee or evening unwind
- Split-system air conditioning for year-round comfort
- Secure building with intercom access and lift



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/1U09FMF](http://ljhooker.com.au/1U09FMF)

**EER** ★★★★★

**LJ Hooker Manuka**  
(02) 6239 5551

Allocated parking space + storage cage

#### Location Highlights:

- Peaceful, leafy neighbourhood in a well-maintained complex
- Short walk to Woden Plaza —shopping, dining, and entertainment at your doorstep
- Excellent public transport access —multiple bus routes nearby and future light rail connection
- Close to Canberra Hospital and medical facilities
- Surrounded by local cafes, gyms, and green spaces like Oakey Hill Nature Reserve
- Just a 10-minute drive to Canberra CBD and ANU

Don't miss this opportunity to live in a vibrant, central location with everything you need within easy reach.

Contact us today to arrange an inspection or find out more!

Pets will be considered on application.

There is no EER available for this property.

Please follow the link below to apply for any of our properties:

<https://www.2Apply.com/x/it6SAWk>

#### OPEN HOMES MADE EASY FOR YOU!!

To register for an open click **MAKE AN ENQUIRY** or click **EMAIL AGENT** on LJ Hooker Manuka or any other websites to enter your details and you will be emailed/text instantly with available open times and how to register

Open times are subject to change. Please ensure you have registered to the inspection time so you will be notified of any changes or cancellations.

Please note: Our Leasing Consultant will send you an updated rental list each week to keep you informed of our current rental properties. If at any time you would like your email to be removed please reply **UNSUBSCRIBE** to the email.

#### Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

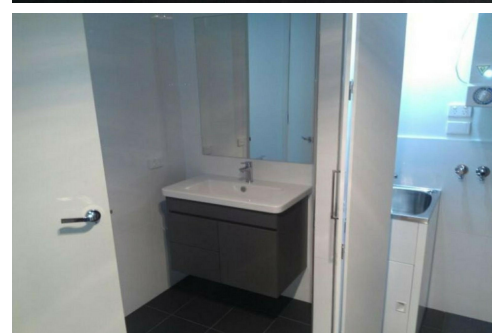
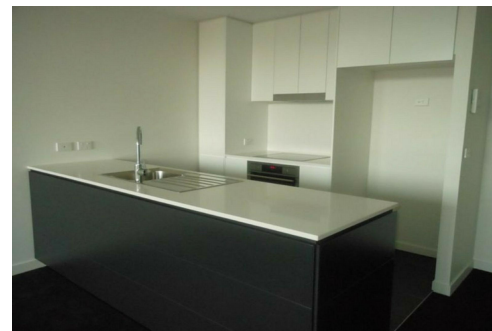
## More About this Property

<b>Property ID</b>	1U09FMF
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Balcony

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