



**LJ Hooker**  
Woden/Weston

## PHOTOS COMING

PROFESSIONAL  
PHOTOS ARE ON  
THEIR WAY!

3/30 Chappell Street, Lyons

## Renovated One Bedroom Ground Floor Apartment

- Open plan combined living and dining with floating timber flooring
- Modern kitchen with electric cooking, dishwasher, good bench & storage space
- Main bedroom with built-in robe
- Split system reverse cycle heating & cooling
- Private sunny rear courtyard
- Single carport with storage room

Positioned in the extremely popular inner Woden suburb of Lyons, this apartment has tremendous potential and so much to offer. Enjoy the convenience of visitor parking at Chappell Court and a prime location within walking distance to Woden Town Centre. Local shops, cafés, schools, public transport, Canberra Hospital, parks, and major arterial roads are all close by, delivering exceptional lifestyle and commuting convenience.

The Conditions:

- Available from 16th February 2026
- Tenants are required to seek lessors' consent to keep pets
- EER Unknown
- This property has a valid exemption from complying with the

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**FOR RENT**  
\$450 per week

**VIEW**  
Fri 6th Feb @ 4:15PM - 4:30PM

**AGENTS**  
Amaya Massis  
0439 558 663  
amaya.massis@ljhwodenweston.com.au

**AGENCY**  
LJ Hooker Woden | Weston  
(02) 6288 8888

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.



minimum ceiling insulation standard

**Disclaimer:**

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ Hooker Weston Creek does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

**PETS:**

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

**RENTING BOOK:**

[https://www.act.gov.au/\\_data/assets/pdf\\_file/0006/2608620/The-Renting-Book-January-2025.pdf](https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf)

EER ★★★★★★

**MORE DETAILS**

Property ID	JRFH5W
Property Type	Apartment
Including	Air Conditioning
	Courtyard
	Dishwasher
	Floorboards
	Built-in-Robes
	Fully Fenced

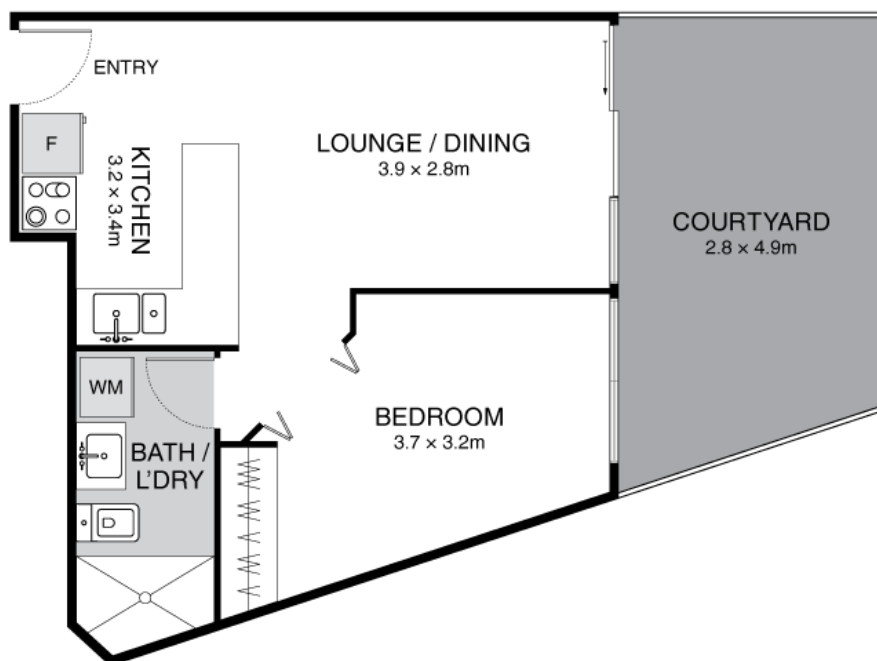
**Amaya Massis 0439 558 663**

Business Development Manager |  
amaya.massis@ljhwodenweston.com.au

**LJ Hooker Woden | Weston (02) 6288 8888**

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## Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

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