



## Gordon, 5/71 Mina Wylie Crescent

Stylish, spacious and fantastic value

Tucked away in the leafy Lanyon Village complex is this warm and welcoming single level two-bedroom townhouse. Beautifully updated throughout, this hidden oasis is a unique find combining space, style and practicality, the perfect low maintenance package for downsizers and first home buyers alike.

Expansive and filled with light, the living space stretches the length of the home. The open plan design ensures a bright and breezy flow from the kitchen through the dining and living to the outdoor spaces. Floating timber floors and updated décor provide a touch of modern elegance. The practical kitchen offers plenty of bench and cupboard space and tranquil garden views over the first of two spacious courtyards. The second courtyard at the rear captures the sun with its northerly aspect, the ultimate spot for lazy afternoons with friends or to simply unwind with a good book.

The large master bedroom features built in robes and full-length windows to take in the



**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 Sale**  
\$530,000+

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

**Contact**  
**Patrick Kinnane**  
0430 435 330  
[Patrick.kinnane@ljhooker.com.au](mailto:Patrick.kinnane@ljhooker.com.au)  
**Chris Tibballs**  
[pm.tuggeranong@ljhooker.com.au](mailto:pm.tuggeranong@ljhooker.com.au)

**EER** ★★☆☆☆☆

**LJ Hooker Tuggeranong**  
(02) 6189 0100

views of the courtyard and trees with the added bonus of direct bathroom access. The second double bedroom is spacious and private, separated by the full-sized family bathroom.

Local walking trails and nature reserves are close by to immerse yourself in the great outdoors, with easy access to public transport, Tuggeranong Town Centre, Woden and the city. Located minutes from Lanyon Marketplace, Lanyon Vikings Club, café's, restaurants and shopping, it's the ideal first home or investment property. Don't miss out, get in touch today!

- Spacious updated 2-bedroom, 1-bathroom single level townhouse
- Light and airy open plan lounge and dining space
- Practical kitchen with lots of bench and cupboard space, stainless steel oven and gas cooktop
- Two large courtyards including landscaped entry courtyard and paved rear entertaining courtyard with low maintenance gardens
- Large master bedroom with walk through built-in robes, and access to main bathroom
- Second bedroom or home office with built-in robe
- Generous two-way family bathroom with separate bath and shower
- Reverse cycle heating and cooling plus ceiling fans to both bedrooms
- Separate laundry room with storage
- Single carport with storage plus parking for additional vehicle and visitor parking in complex
- Safe and friendly complex & short drive to Lanyon Marketplace
- Living area: 83.9m<sup>2</sup>
- Carport area: 20.3m<sup>2</sup>
- Block size: 226m<sup>2</sup>
- Complex built: 1995
- EER: 2 stars

Rates - \$564.59 p/q

Land Tax - \$769.55 p/q (investors only)

Body Corp - \$491.14 p/q

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



**LJ Hooker Tuggeranong**  
**(02) 6189 0100**

**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.

## More About this Property

<b>Property ID</b>	CEGHQH
<b>Property Type</b>	Townhouse
<b>House Size</b>	84 m2
<b>Land Area</b>	226 m2
<b>EER</b>	2

### Patrick Kinnane 0430 435 330

Licensed Agent | [Patrick.kinnane@ljhooker.com.au](mailto:Patrick.kinnane@ljhooker.com.au)

### Chris Tibballs

Property Manager | [pm.tuggeranong@ljhooker.com.au](mailto:pm.tuggeranong@ljhooker.com.au)

### LJ Hooker Tuggeranong (02) 6189 0100

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
[tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au) | [tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au)



**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.

**LJ Hooker Tuggeranong**  
**(02) 6189 0100**



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

5/71 Mina Wylie Cres, Gordon

Produced by DIAKRIT