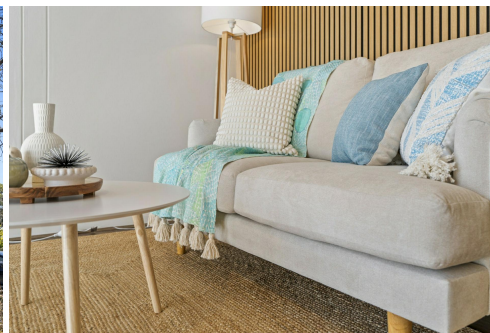




Lyons, 12/2-8 Corinna Street

The Perfect Entrance to the Woden Valley

This two-bedroom apartment is situated in the leafy 'Melrose Gardens' complex and is an amazing opportunity to secure a turn-key property in the ever-popular Woden Valley Suburb of Lyons. Fully renovated and move in ready, you will enjoy the convenience and easy access to Westfield Woden, parks, public transport and close to The Canberra Hospital.

Enter the home is through a secure private balcony, to the front door. The modern living space embraces a beautiful northerly aspect, filling the space with natural light. The kitchen has plenty of cupboard and bench space.

Accommodation is provided in the form of two bedrooms, both with built in robes and north facing windows. These are serviced by the modern bathroom, including shower over bath and plenty of room for laundry facilities.



For Sale
\$429,000 +

View
ljhooker.com.au/HEFH5W

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EER ★★★★★★

LJ Hooker Woden | Weston
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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.

Adding to the fabulous opportunity this apartment offers a single covered car space as well as multiple visitor parking options within the complex.

The perfect investment opportunity is presented with great rental potential, or break into the market and a secure a home in the highly desired 2606 postcode. Don't miss this opportunity!

Features:

- Fully renovated
- Northerly aspect & beautiful outlook
- Two generous bedrooms with built-in robes
- Renovated combined bathroom and laundry
- Single undercover car space with storage
- Perfectly located close proximity to The Canberra Hospital, parks, public transport and Westfield Woden

Living Size: 58m2 (approx) + Balcony: 6m2 (approx)

Rates: \$2,397.97 p.a (approx)

Land Tax: \$3,088 p.a (approx)

Body Corporate: \$411.85 p.q (approx)

Year Built: 1974

EER: 5.0

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding 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.

More About this Property

Property ID	HEFH5W
Property Type	Apartment
House Size	58 m ²
EER	5

Gabby Woods 0449 901 115

Sales Associate | gabby.woods@ljhwodenweston.com.au

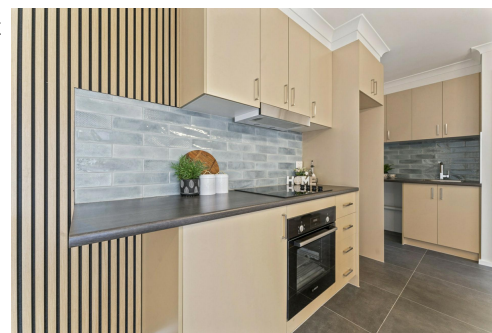
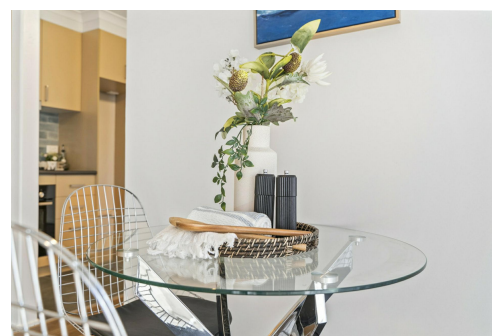
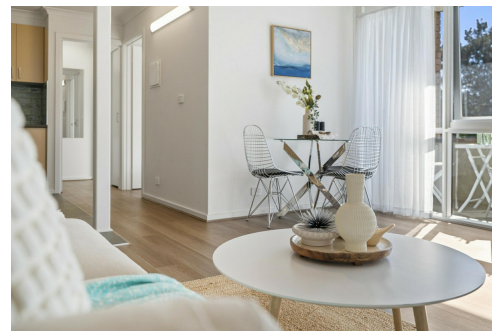
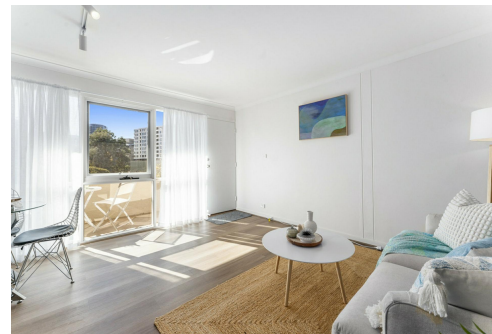
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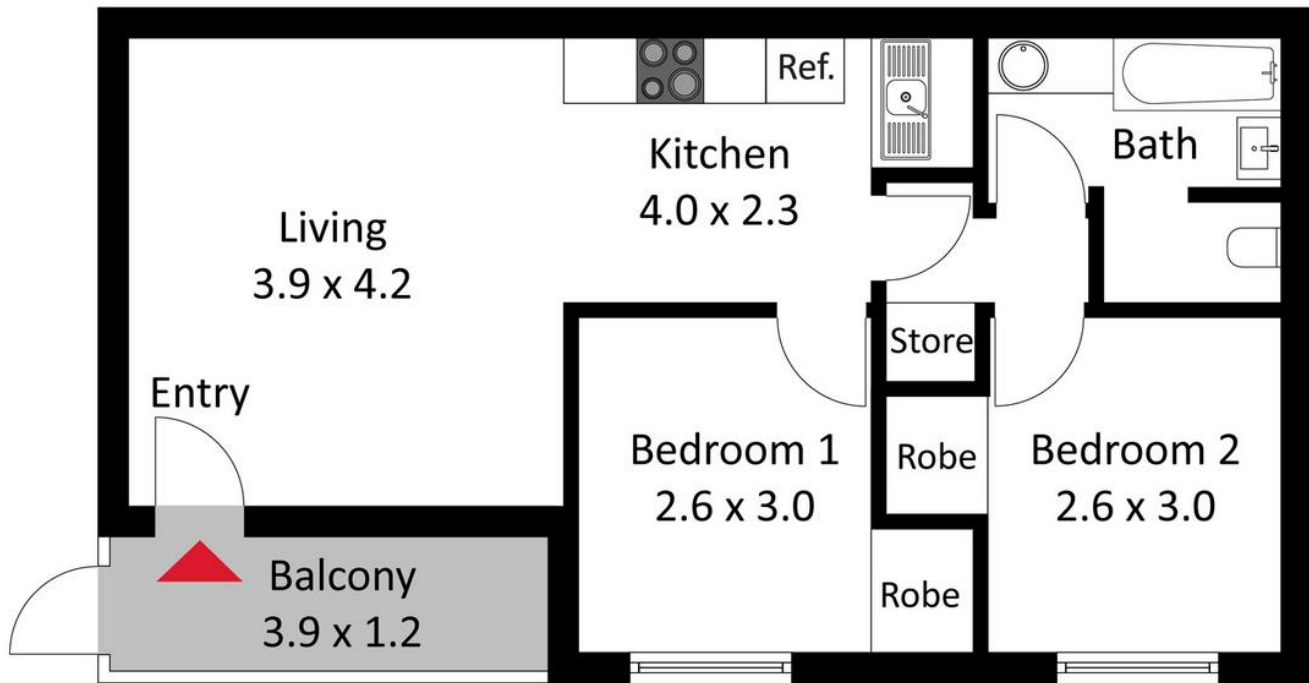
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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