

30/2-8 Corinna Street, Lyons

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FANTASTIC OPPORTUNITY FOR FIRST HOME BUYERS OR SAVVY INVESTORS

FOR SALE
\$350,000+

AGENTS

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AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

This updated two-bedroom apartment is nestled within the tranquil 'Melrose Gardens' complex in the sought-after Woden Valley suburb of Lyons. Offering a perfect blend of comfort and convenience, it's an excellent opportunity for first-time buyers or savvy investors.

Accessed via a secure private balcony, the apartment welcomes you into a spacious open-plan living area that enjoys abundant natural light, thanks to its northerly aspect and expansive windows. The updated kitchen is well-equipped with ample storage and preparation space, catering to everyday needs.

Both bedrooms are generously sized, featuring built-in wardrobes and north-facing windows that enhance the sense of space and light. The contemporary bathroom is designed with a shower over bath and offers laundry facilities for added convenience.

Completing this appealing package is an oversized single covered car space, with additional visitor parking available within the complex. The car space also has an additional shed for added storage space,

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

perfect for bikes. Situated just moments from Westfield Woden, public transport options, parks, and The Canberra Hospital, this apartment provides easy access to all essential amenities.

Whether you're looking to enter the property market or seeking a reliable rental investment, this apartment in the desirable 2606 postcode is a must-see.

Features:

- Updated throughout
- Kitchen rearranged for convenience
- Two generous bedrooms with built-in robes
- Updated combined bathroom and laundry
- Added split system for heating and cooling all year round
- Oversized single car space
- Added shed storage
- Perfectly located close proximity to The Canberra Hospital, parks, public transport and Westfield Woden
- Great rental return

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

Body Corporate: \$979 p.q (approx)

Rates: \$1,419 p.a (approx)

Land Tax: \$1,635 p.a (approx)

Year Built: 1974

EER: 3.5

MORE DETAILS

Property ID	J51H5W
Property Type	Apartment
House Size	58 m2
EER	3.5
Including	Balcony

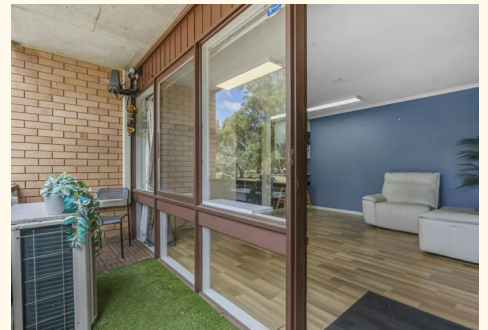
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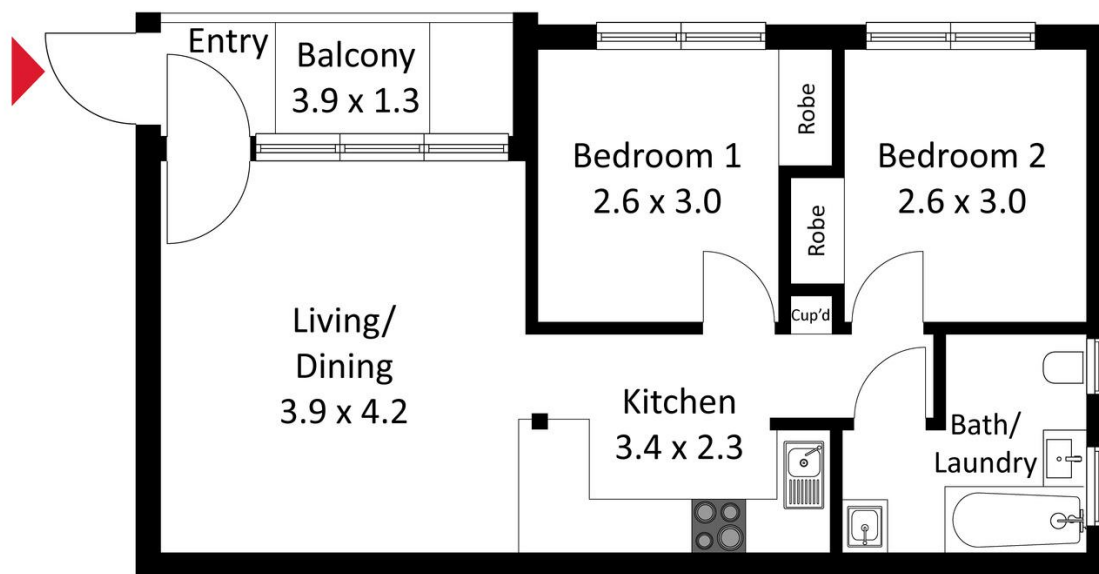
Franchise Owner, Licensee, Licensed Agent ACT/NSW | jane.macken@ljhwodenweston.com.au

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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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