



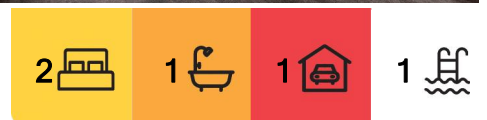
## Lyons, 81/5 Burnie Street

### EXECUTIVE LIVING AT ITS FINEST

This is the perfect apartment for a buyer or investor who value a central location and modern, executive style living and amenities. Nestled privately in the popular Sorrell complex, this two-bedroom apartment stylishly welcomes you with generous proportions inside and out, leafy aspect, light and that important sense of security and sanctuary.

With modern fixtures and neutral tones throughout, this open plan living and dining space is surprisingly spacious and flows with ease to a private balcony. The living and dining spaces interact seamlessly with a modern kitchen that is both functional and stylish incorporating an island bench, stone benchtops and an abundance of cupboard space.

Bedrooms are segregated, both light-filled and feature mirrored built in robes. The main bathroom is sleek with floor to ceiling tiles and a spacious walk-in shower, conveniently located next to the master.



**For Sale**  
\$519,000 +

**View**  
By Appointment

**Contact**  
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**EER** ★★★★★★

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



**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.

The location is exceptional just footsteps to Woden town centre, a contemporary haven with endless dining and lifestyle options a simple stroll, plus the future CIT and light rail, living here is a delight.

First home buyers, downsizers, savvy investors and those wanting a generous, comfortable, low maintenance, secure home will love this. Easy transport options in precinct, secure parking under building, and important generous visitor parking. Currently tenanted for \$540 per week until July 2025.

Features:

- 1st floor living in the popular Sorell complex
- Leafy aspects overlooking complex gardens
- Kitchen includes stone benchtops, electric cooking and dishwasher
- Reverse cycle heating and cooling unit
- Double glazed windows
- Built in robes in both bedrooms
- Lift access
- Covered balcony
- Resort style pool and BBQ facilities
- NBN fibre to the premises
- Secure basement car parking space & storage cage

Living Size: 71m2 living + 9m2 balcony

Body Corporate: \$1,462.31 p.q (approx.)

Rates: \$1,551 p.a (approx.)

Land Tax: \$2,016 p.a (approx.)

Construction: 2014

EER: 6.0 stars

## More About this Property

Property ID	J2ZH5W
Property Type	Apartment
House Size	80 m2
EER	6
Including	Air Conditioning Intercom Pool Balcony Dishwasher Built-in-Robes

**Jane Macken 0408 662 119**

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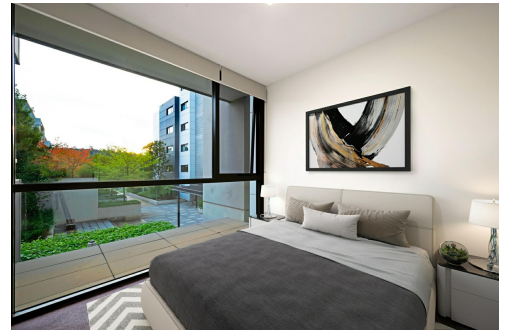
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