



94/5 Burnie Street, Lyons

## Spacious Living & Well Appointed




Positioned on the third floor this modern apartment is a perfect match for live in owners and investors alike. The generous floor plan boasts high end finishes throughout and will be sure to impress the most discerning buyer.

The sleek kitchen is equipped with stone bench tops, a glass splash back, and stainless-steel appliances, seamlessly opening into the adjacent living and dining area - embodying the essence of contemporary living.

The Sorell development boasts resort-style amenities, including a sparkling in-ground pool and a BBQ area on the ground floor, perfect for entertaining or simply enjoying sunny days.

Positioned just minutes away from the vast array of amenities at Westfield Woden and close to schools, public transport, offices, and the Canberra Hospital, you can't go wrong with the location!

So please come through my next open home or if you can't wait, call me today!

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**FOR SALE**

Please Call

**AGENTS**

Andy Greenberger

0400 819 650

[andy.greenberger@ljhodenweston.com.au](mailto:andy.greenberger@ljhodenweston.com.au)

**AGENCY**

LJ Hooker Woden | Weston

(02) 6288 8888

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 **LJ Hooker**

#### Property details

Living size: 72m<sup>2</sup>

Balcony size: 9m<sup>2</sup>

Rates: \$2184 per annum approx.

Body Corporate fees: \$6472.76 per annum approx.

#### Property features

- Generous open plan living
- High ceilings
- Abundant Storage
- Stone benchtops and electric AEG appliances
- Reverse cycle air conditioning
- Ceiling fans in bedrooms
- Double glazed windows
- European laundry
- Floor to ceiling tile in bathroom
- Built in robes in both bedrooms
- Secure underground parking, lift access and intercom entry
- Covered balcony
- North Easterly aspect
- Pool and BBQ
- NBN Fibre to the premises (FTTP) with ethernet ports in living area and bedroom
- CCTV security cameras in basement and ground floor common areas

#### MORE DETAILS

Property ID	JT6H5W
Property Type	Apartment
House Size	72 m <sup>2</sup>
Land Area	10165 m <sup>2</sup>
EER	6

#### Andy Greenberger 0400 819 650

Senior Sales Consultant - Licensed Agent |  
andy.greenberger@ljhwodenweston.com.au

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23 Brierly Street, WESTON CREEK ACT 2611  
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au

