



2/6 Raoul Place, Lyons

PREMIUM QUALITY WITHIN COVETED LOCALE

Intuitively designed and engineered, this bespoke family home offers a design that radiates true elegance and beauty. Offering the detail and quality expected of this coveted Woden Valley locale, you will be surprised by just how many boxes this perfect family home ticks - offering multiple indoor and outdoor living areas, sweeping views of the Brindabellas at the front and perfectly backing Oakey Hill reserve at the rear.

Commanding immediate attention with a stately street presence, the striking facade sets a sophisticated tone. Dedicated to living in excellence, the floorplan has been carefully crafted to maximise space and benefit the block and views, offering three separate living areas. Up the stairs, you are greeted by the impressive formal lounge room and front balcony, perfectly positioned to entertain guests with distinction. Flowing through with ease, the kitchen and open plan living and dining area is expansive, perfect for family connectivity, flooded with natural light. Orientated to ensure constant interaction, the kitchen takes centre stage of this space and links smoothly to the out-door alfresco. An extravagant work zone, the kitchen impresses with absolute distinction and embracing a sleek aesthetic; refined joinery provides exceptional storage, set alongside a 900mm gas

5  3  2 

FOR SALE
By Negotiation

VIEW
By Appointment

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
04224 15008
emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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**

cooktop and oven, integrated dishwasher, large walk-in pantry with expansive Caesarstone stretching throughout the large island bench and beyond. Beyond the walk-in pantry, convenience continues with a spacious laundry including custom joinery and attached walk in linen closet.

The intelligent design ensures that accommodation provides perfectly for the modern family, ensuring connectivity yet separation when desired. The master suite is befitting of a home of this calibre, located at the rear of the home, with a luxe private ensuite including dual vanities and large shower alongside spacious walk -in robe plus access to the private rear deck. Four additional bedrooms are on offer, all with built in robes and are ideally segregated. Two bedrooms are positioned at the front of the home and two in the middle, with a living area and bathroom, matching in distinction to the ensuite, adjacent to each pair.

Designed to be the centre of private entertaining bliss, the large alfresco seamlessly integrates with the interior, offering a sun bathed aspect and built in outdoor kitchen with gas cooking, framed by greenery.

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.

- Family sized dual occupancy
- 3 separate living areas
- Backing Oakey Hill nature reserve
- Views to Mt Taylor and the Brindabellas
- Double glazed windows throughout
- Executive kitchen with quality appliances and walk in pantry
- Master bedroom privately placed at the rear with walk in wardrobe, premium ensuite and private deck
- Four additional bedrooms, all with built in robes
- Two full sized bathrooms, one with bath
- Alfresco entertaining area with built in outdoor kitchen
- Zoned, ducted heating and cooling
- Double garage with internal access
- Spacious separate laundry and walk in linen closet

Block Size: 513m² (approx.)
Living size: 229m² + 38m² garage (approx.)
Rates: \$3,399.35 p.a (approx.)
Land tax: \$6,279 p.a (approx.) (only if rented)
Construction: 2017
EER: 5.5 stars



MORE DETAILS

Property ID	JA6H5W
Property Type	DuplexSemi-detached
House Size	267 m2
Land Area	513 m2
EER	5.5

Jane Macken 0408 662 119

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

Emma Irwin 0422415008

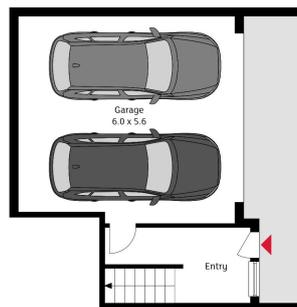
Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

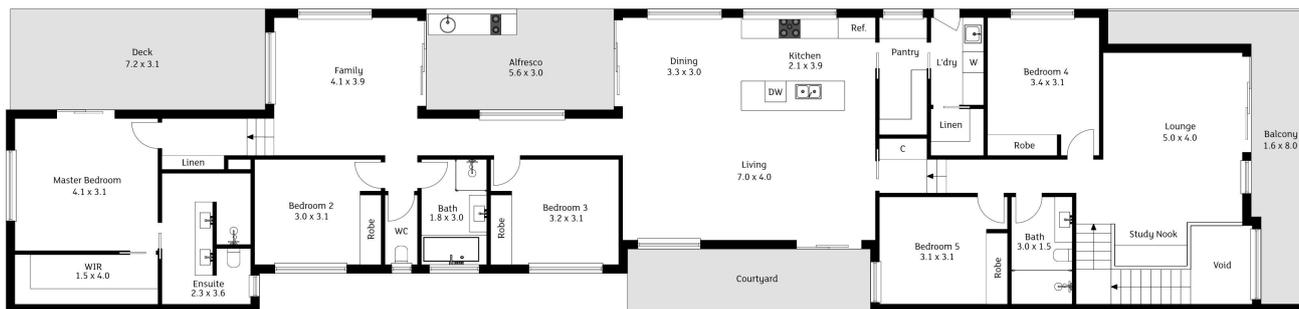
23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



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.



Ground Level



Upper Level

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

2/6 Raoul Place, Lyons



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.

