



17 Glenorchy Street, Lyons

The Luxury and Opportunity of Choice

17 Glenorchy Street in Lyons is a rare commodity in the contemporary market. Being that it provides you the luxury of choice.




Spanning over 700m² of RZ2 zoned land, you have the opportunity to extend, renovate, knock down and rebuild, subdivide, occupy or invest in a desirable and growing pocket of Lyons.

Situated on the block is an updated original well-constructed brick veneer home, consisting of three bedrooms, one bathroom, and ample oversized parking and storage.

Stepping inside to the north facing living room through double doors, via a sturdy wooden deck overlooking mature and well-kept gardens. You have the luxury of choice for your Sunday morning coffees and weekend family gatherings.

An original but fully functional kitchen and adjacent dining is on offer, with updated appliances.

The accommodation portion of the residence consists of three bedrooms and one bathroom. All segregated from the living space of

3  1  2 

FOR SALE
Auction

AGENTS

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AGENCY

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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**

the property, ensuring privacy for all residents.

To the rear of the residence, you have a large, low maintenance backyard and ample parking with the oversized garage with a sturdy concrete slab available all hidden away with automatic gates. Making extending in the future a simple decision.

Located on a quiet street, yet incredibly well located in proximity to both the Lyons and Curtin shops, and the Woden Town Centre providing you with ample shopping and amenities. Playing ovals are also in close proximity for adventures with your four-legged friends.

Employment and education opportunities are in ample supply with Canberra College, the soon to be opened CIT Woden Campus all a short walk or drive away. And easy access to the City Centre being only approximately 10 minutes' drive down the Yarra Glen.

With future growth planned for the Woden Town Centre, now is your chance to secure the ultimate luxury of choice with this well positioned residence.

Features:

- RZ2 Zoning
- Three bedrooms, all with built in robes
- One bathroom
- Spacious living area with split system and ceiling fan
- Functional kitchen with electric cooking and dishwasher
- Automatic closer gates
- Large double garage and single carport
- Additional garden shed
- Low maintenance backyard
- Established front gardens
- Renovation opportunity or prime development site

Land: 716m²

Residence: 93m²

Rates: \$4,697 p.a. approx.

Land Tax (if applicable):\$9,632 p.a. approx.

UV: \$792,000 (2024)

EER: 4.0

MORE DETAILS

Property ID	J8PH5W
Property Type	House
Land Area	716 m ²
EER	4

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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