

Lyons, 45 Port Arthur Street

Exceptional Family Lifestyle

Welcome to your dream family home in the heart of Lyons. This charming late 1960s cottage offers the perfect blend of comfort, convenience, and community living. As you step inside this double brick construction, you'll be greeted by the spacious lounge and dining rooms, bathed in natural light and perfect for both everyday living and entertaining guests. The polished hardwood floors add a touch of timeless elegance throughout.

The kitchen featuring stainless steel appliances and ample counter space for culinary creations. The main bedroom is a true retreat, complete with an ensuite bathroom, built-in robe, and a beautiful garden view from the double window. Three additional spacious bedrooms, with built-in wardrobes to 2, provide plenty of room for family members or guests.

Outside, a large, low-maintenance backyard awaits, offering endless possibilities for outdoor entertaining, gardening, or a safe play area for children. The private paved



For Sale
\$1,250,000 - \$1,350,000

View
ljhooker.com.au/1TPUFMF

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entertaining area is perfect for alfresco dining and relaxation, while the easy-care garden ensures you spend more time enjoying your outdoor space than maintaining it. Enjoy stunning views across Woden from your own backyard oasis.

Located in one of Lyons' most desirable streets, this home puts you at the center of it all. Enjoy the convenience of a 10-minute walk to Woden offices, a 15-minute walk to Westfield Woden, and central access to all other suburbs via Parkway or Adelaide Avenue. A local supermarket is just minutes away on foot, and you'll find a significant range of restaurants at Woden and Coleman Court. Lyons Primary School and Lyons Early Childhood School are perfect for families with young children.

Don't miss this opportunity to secure your family's future in a home that truly has it all. Call now to arrange an inspection and make this house your home!

Key Features:

- *4 bedrooms, 2 bathrooms
- *Double brick construction
- *Double lock-up garage with electric doors, and storage
- *Ducted gas heating & ducted evaporative cooling
- *Recently replaced ducting and heater
- *Updated storm water drainage and new guttering
- *Updated bathrooms
- *Alarm system for added security
- *Private paved entertaining area with views across Woden
- *Easy-care, low-maintenance garden
- *15-minute walk (about 1.2 kilometers) to Westfield Woden Shopping Centre
- *Canberra Hospital is just a 5-minute drive (approximately 2 kilometers) away

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

More About this Property

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| Property ID | 1TPUFMF |
| Property Type | House |
| House Size | 181.51 m ² |
| Land Area | 694 m ² |
| EER | 1.5 |

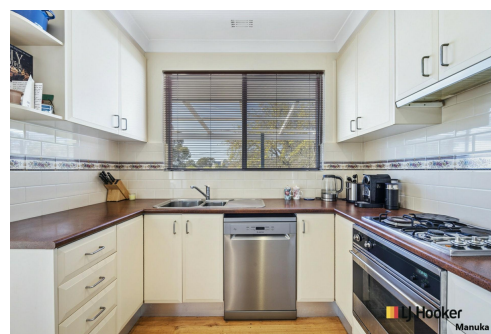
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