



Lyons, 9 Dennes Place

CHARACTER FILLED FAMILY ENTERTAINER ON 1,049M2 BLOCK

In the heart of the Woden Valley, this modernised north-facing character home is surprisingly spacious and versatile, both inside and out - well suited to either a downsizing family needing a flat block without compromising size, a large family needing space, or a smaller family loving segregation or a magnitude of living, working from home or entertaining options.

Positioned perfectly on an expansive 1,049m2 block in a quiet loop street, sprawling flat lawns at the rear provide for endless opportunity and enjoyment. Inside, the intelligent floor plan provides ample options for a household of any type, with exceptionally well sized bedrooms and several separate living and entertaining areas.

Easy care front gardens ensure both a warm welcome from the outside, and beautiful outlooks from the inside. Stepping indoors via the charming front patio, the space and



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Auction

Thu 1st May @ 5:30PM

View

By Appointment

Contact

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EER ★★★★★

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versatility is immediately apparent. There is a spacious formal dining area, currently utilised as a study, plus a spacious family room which opens out to the private front courtyard. With incredibly versatility to suit any family type, there is the option for either a rumpus room or incredibly well sized 4th bedroom, both options well suited to a home of this size and calibre. These areas are segregated for family bliss, yet flow with ease for ideal entertaining. These areas also all benefit from the coveted northerly aspect. Positioned centrally to the living and entertaining areas, the kitchen is modern and fully equipped with induction cooking, double oven, dishwasher and walk in pantry. There is also a meals area located off the kitchen, the perfect place to watch over the children in the backyard.

You will be impressed by the size of the master suite which offers a beautiful northerly bay window, built in robes and an ensuite. Two additional bedrooms are on offer in this wing and are serviced by the fully renovated bathroom, complete with cleverly designed walk-in shower through to the full-sized bath and separate WC.

The outdoors provides endless opportunity. There is a spacious paved area, perfect for entertaining, plus expansive flat lawns ideal for active children, or incredible potential for future extension, pool installation, a granny flat or home business opportunity. Additional features include double glazed windows to the rear of the home, single lockup garage plus single carport, reverse cycle heating and cooling unit to the living area and large separate laundry with rear access. With a location that is second to none, enjoy the walking distance to Westfield Woden, Lyons shops close by, and a catchment zone to quality schools of Lyons and Hughes Primary and Alfred Deakin and the Canberra College.

Features:

- Charming entertainers delight on a 1,049m2 flat block
- 4 segregated living areas
- Northerly aspect
- Flexible floorplan with either large rumpus room or exceptionally large 4th bedroom
- Updated kitchen with an abundance of bench and storage space, walk in pantry plus double oven, induction cooktop and dishwasher
- Oversized master bedroom with bay windows and ensuite
- 2 additional bedrooms
- Fully renovated bathroom with walk through shower to separate bath plus separate WC
- Private front courtyard
- Spacious backyard with paved areas, incredible opportunity for extension, pool installation or granny flat
- R/C heating and cooling unit
- Spacious laundry
- Single garage plus single carport

Land size: 1,049m2 (approx.)

Living size: 164m2 living + 28m2 garage (approx.)

Land value: \$725,000 (2023)

Rates: \$3,758 p.a (approx.)

Land tax: \$7,316 p.a (approx.) (only if rented)

Construction: 1967 (approx.)

EER: 3.5 stars



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More About this Property

Property ID	HSMH5W
Property Type	House
House Size	190 m ²
Land Area	1049 m ²
EER	3.5

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