



Lyons, 6/61 Launceston Street

Rare Offering: Single-Level Townhouse with Direct Playground Access —First Time Available in 25+ Years

Nestled in the sought-after Elmslea complex, this spacious single-level townhouse offers the perfect blend of comfort, convenience, and modern living.

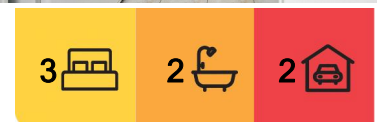
Boasting a private courtyard, a low-maintenance garden, and direct access to the newly built playground, this home is ideal for families, downsizers, and professionals alike. Inside, you'll find three generous bedrooms, two separate living areas, and a double garage with internal access.

The well-equipped kitchen features granite benchtops a Bosch oven and gas cooktop, while the main bathroom includes a spa bath and a separate toilet for added convenience. Each bedroom offers built-in robes, providing ample storage throughout.

Perfectly positioned just minutes from Woden Plaza, opposite Lyons Shops, and excellent



Disclaimer: 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.



For Sale
\$949,000+

View
By Appointment

Contact
Dikshant Dhungel
0451 404 198
dikshant.dhungel@ljhmanuka.com.au

EER ★★★★★★

LJ Hooker Manuka
(02) 6239 5551

public transport, this home ensures easy access to everything you need. Top-rated schools, Canberra Hospital, and major roads like Tuggeranong Parkway are all within close reach.

- *Single-level floor plan for easy living
- *City views over Woden Valley
- *One private courtyard_, two-way access off the third bedroom & garage
- *Granite benchtops & Bosch oven in the kitchen
- *Bright main bathroom with spa bath & separate toilet
- *Double remote garage with internal access
- *Direct access to a newly built playground
- *Close to bus stops (R4 & R5) and Woden Interchange
- *Near Oakey Reserve, & bushland & backing Lyons Oval

This is a rare opportunity to secure a well-appointed townhouse in a prime location. Don't miss out- For the best experience, please enquire about the property before attending the inspection.

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

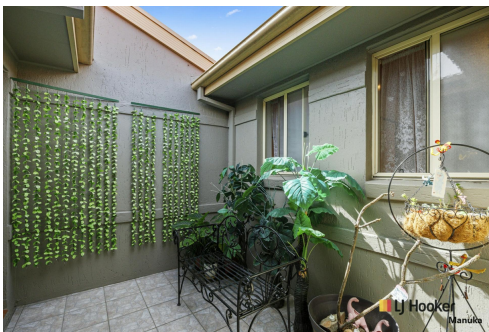
Property ID	1TYZFMF
Property Type	House
House Size	122 m2
Land Area	341 m2
EER	4.5
Including	Air Conditioning Alarm Courtyard Dishwasher Outdoor Entertaining Fully Fenced Remote Garage

Dikshant Dhungel 0451 404 198
Property Consultant | dikshant.dhungel@ljhmanuka.com.au

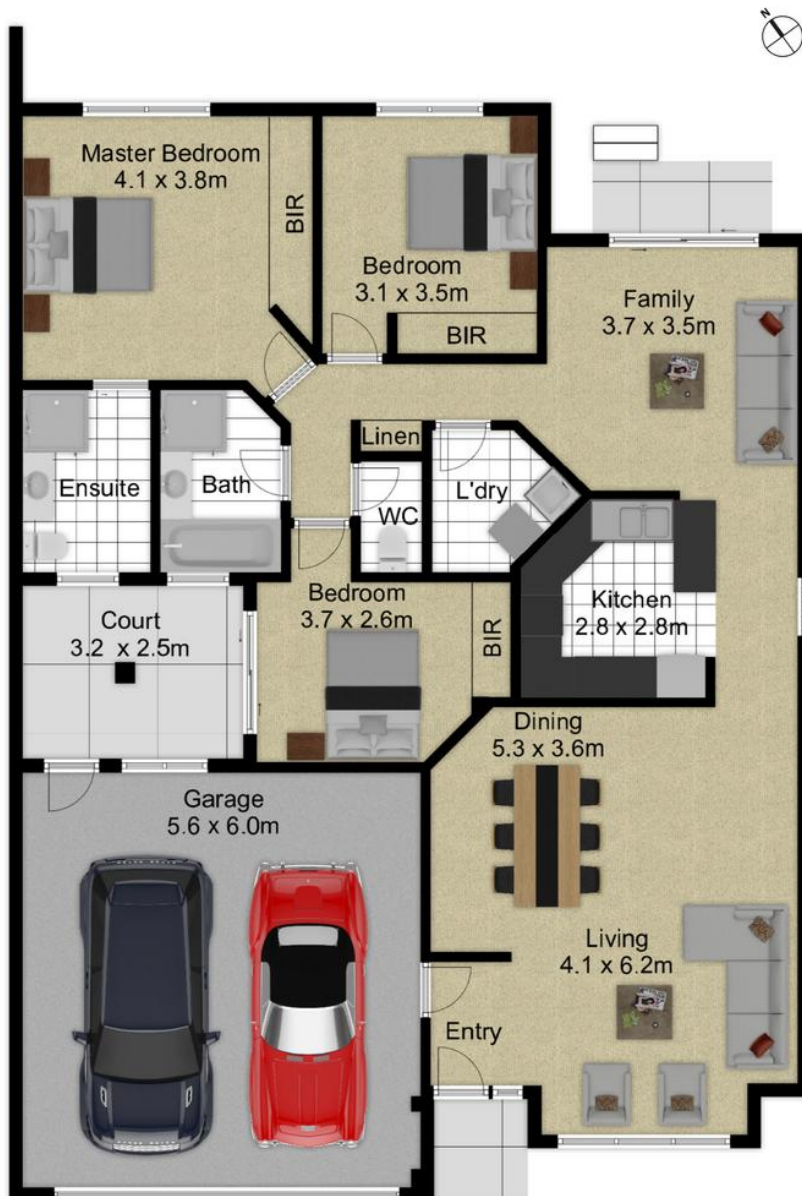
LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

LJ Hooker

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