



63/179 Melrose Drive, Lyons

Affordable Woven Valley Living or a Smart Investment Opportunity

An outstanding entry into the heart of the Woden Valley, this generously sized studio apartment in the Woden Gardens complex presents exceptional value for owner-occupiers and investors alike. Offering more internal space than nearby one-bedroom apartments, this is an opportunity to secure flexibility, comfort and long-term appeal in a highly connected location.

The apartment is double glazed throughout and features a full-sized, well-appointed kitchen complete with breakfast bar, dishwasher and electric cooking - a standout inclusion for a studio. The open-plan living area has been enhanced with new timber-style flooring, reverse cycle heating and cooling unit and custom built-in cabinetry thoughtfully designed to accommodate a Murphy bed. Other apartments of this popular floorplan have added dividers to create a segregated bedroom space, highlighting the versatility and future potential of the layout. The living area enjoys a coveted north-east outlook over the established gardens and greenery, quietly positioned in the complex. The bathroom is well configured with a combined bath and shower, along with integrated laundry facilities including a washer and dryer for everyday convenience. A covered carport with additional

1 1 1

FOR SALE
275,000 +

VIEW
By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.

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storage further enhances practicality and appeal.

Positioned in the centre of Woden, the location offers walking distance to Westfield Woden and the bus interchange alongside endless shopping and dining options, plus only minutes to The Canberra Hospital. With strong rental demand driven by proximity to health, government and education precincts, this apartment represents a highly rentable, low-maintenance investment achieving up to \$400 per week or an affordable live-in option in a tightly held Woden Valley setting.

- Generous studio apartment with larger internal size than adjacent one-bedroom units
 - Double glazed windows throughout
 - North-east outlook over established gardens, quietly positioned in the complex
 - Full-sized kitchen with breakfast bar, dishwasher & electric cooking
 - Open-plan living with new timber-style flooring plus, built-in cabinetry ideal for Murphy bed installation
 - Reverse cycle heating and cooling unit
 - Flexible layout with scope to create a segregated bedroom space
 - Bathroom with combined bath/shower and integrated laundry including washing machine and dryer
 - Covered carport with additional storage
 - Prime Woden Town Centre location walking distance to Westfield Woden, bus interchange, minutes from The Canberra Hospital
 - Excellent rental appeal, up to \$400 per week
- Living size: 37m2 (approx.)
Rates: \$434 p.q (approx.)
Land tax: \$535 p.q (approx.) (only if rented)
Body Corporate: 734 p.q (approx.)
Construction: 1975
EER: 5.5 stars

MORE DETAILS

Property ID	JSBH5W
Property Type	House
EER	5.5

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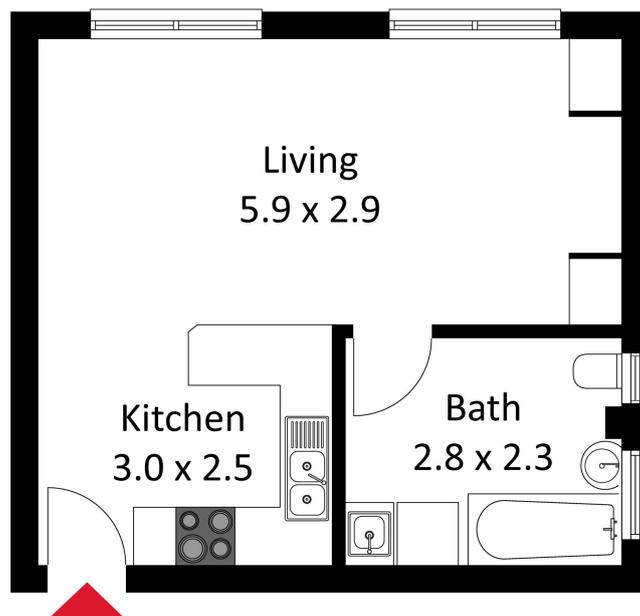
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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