



2/62 Launceston Street, Lyons

Affordable Ground-Floor Living in Central Lyons

Perfectly positioned directly opposite the popular Lyons Shops and within easy walking distance of Woden Town Centre, this ground-floor studio apartment presents an outstanding opportunity for first-home buyers, investors or those seeking an affordable foothold in Canberra's highly connected Woden Valley.

Presented in original condition, the apartment offers a blank canvas for those looking to refresh and modernise. Its compact, low-maintenance design makes it an easy-care proposition, while the ground-floor position adds a level of accessibility and convenience that is increasingly sought after.

The location is the real standout. Step outside and Lyons local shops are immediately across the road, providing everyday essentials, while Woden Town Centre is comfortably within walking distance with its extensive shopping, dining, entertainment and employment opportunities.

With a dedicated car space, a practical studio layout and the opportunity to add your own style, this is an appealing option for buyers who value location over excess space and want the

0 1 1

FOR SALE
\$185,000+

VIEW
By Appointment

AGENTS
Patrick Kinnane
0430 435 330
Patrick.kinnane@ljhooker.com.au

AGENCY
LJ Hooker Tuggeranong
(02) 6189 0100

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

convenience of having so much within easy reach.

Features —

- Affordable ground-floor studio apartment
- Established and highly convenient Woden Valley location
- Low-maintenance and easy-care living
- Original condition with scope to update and add value
- Updated freestanding oven with electric cooktop
- Dedicated car space
- Directly opposite Lyons Shops
- Walking distance to Woden Town Centre
- Bus stop directly opposite building
- Close to playing fields, playgrounds & early childhood school
- Appealing first-home or investment opportunity
- Currently tenanted at \$330 per week until 02/12/2026

Rates —\$545.00 p/q

Land Tax —\$698.78 p/q (investors only)

Body Corp —\$780.24 p/q

Whether you're looking for your first step onto the property ladder, a straightforward investment or a renovation project in an exceptionally convenient location, 2/62 Launceston Street deserves your inspection. Be quick!

Disclaimer:

DISCLAIMER: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

MORE DETAILS

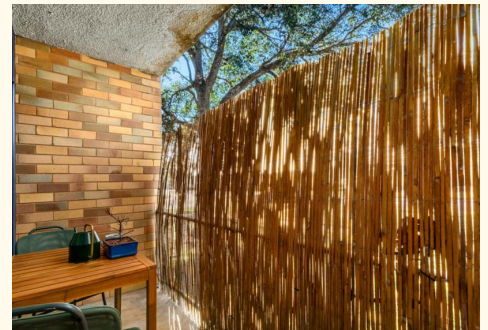
Property ID	D0BHQH
Property Type	Studio
EER	4.5

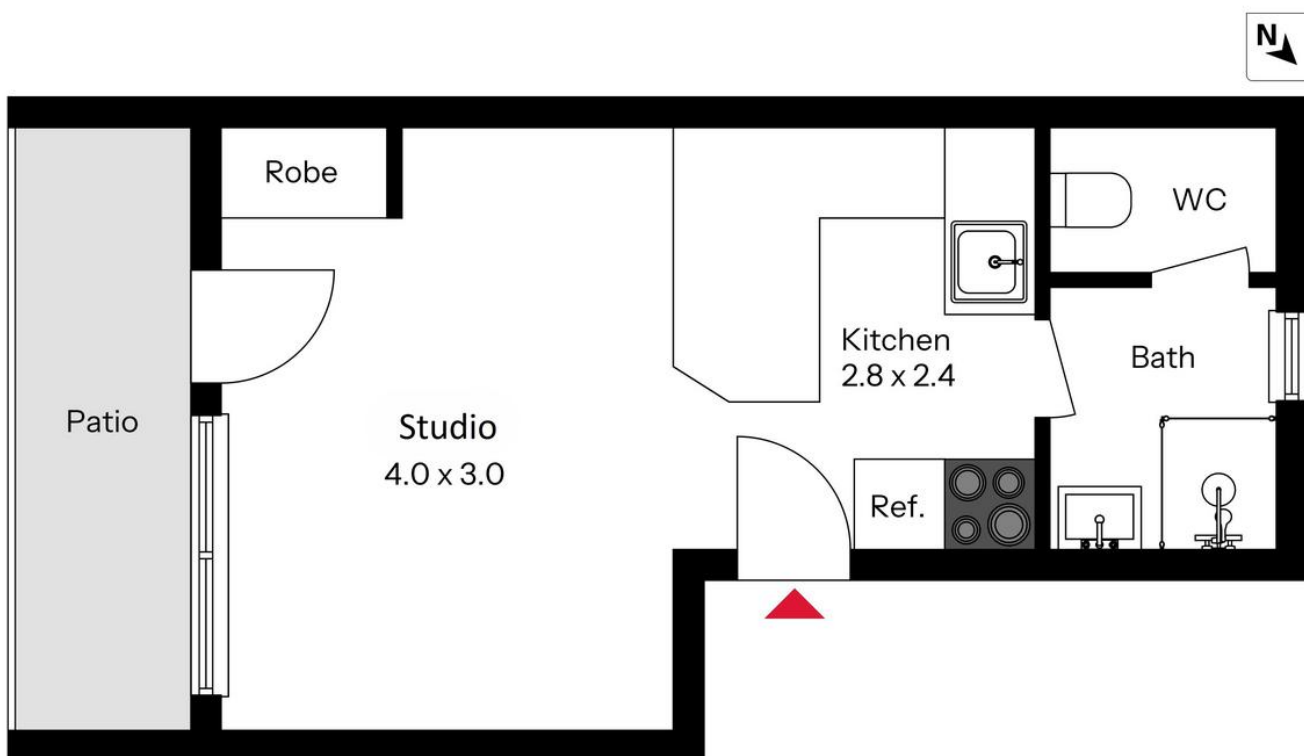
Patrick Kinnane 0430 435 330

Licensed Agent | Patrick.kinnane@ljhooker.com.au

LJ Hooker Tuggeranong (02) 6189 0100

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street
tuggeranong.ljhooker.com.au | tuggeranong@ljhooker.com.au





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.

2/62 Launceston Street, Phillip

 **LJ Hooker**

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**