



7/2-8 Corinna Street, Lyons

## Location & lifestyle

The lifestyle opportunities here are endless. Location does not get better than this.

Enter the property through a spacious secure balcony, through to the front door. Inside, fresh paint and timber look flooring brighten the open plan living and dining space alongside great natural light. The functional kitchen is adjacent, offering electric cooking, plenty of cupboard and bench space.

Both bedrooms are large in size and feature built in robes and the same new flooring and beautiful green aspects from each window. These are serviced by the bathroom, including bath over shower and plenty of room for laundry facilities.




Offering exceptional convenience, this unit is a quick walk from all of the lifestyle and amenities of Westfield Woden, plus close to the Canberra Hospital, the future CIT and light rail.

With rental potential of up to \$500 per week, this is an excellent property for those starting out or investors looking to expand their portfolio with a set and forget investment.

Features:

- Leafy aspects
- Kitchen with electric cooking and ample bench & cupboard space

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.

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**FOR SALE**  
\$360,000 +

**VIEW**  
Sat 11th Apr @ 10:50AM - 11:10AM

**AGENTS**  
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**AGENCY**  
LJ Hooker Woden | Weston  
(02) 6288 8888

 **LJ Hooker**

- Front balcony with separate lockable entry
- Single car space
- Linen closet
- Perfect located close to The Canberra Hospital, parks, public transport and Westfield Woden plus future CIT and light rail

Living Size: 58m2 (approx.)  
 Balcony Size: 8m2 (approx.)  
 Rates: \$473.16 p.q (approx.)  
 Land Tax: \$613 p.q (approx.)  
 Body Corporate: \$1,177 p.q (approx.)  
 Construction: 1974  
 EER: 5.5 stars

## MORE DETAILS

Property ID	JSSH5W
Property Type	Unit
House Size	58 m2
EER	4
Including	Air Conditioning Balcony Floorboards Built-in-Robes

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
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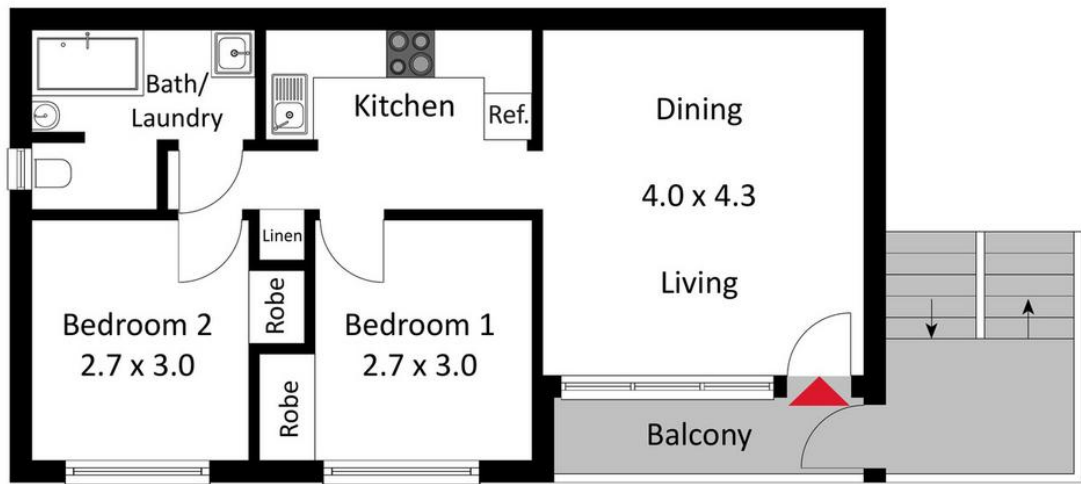
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### LJ Hooker Woden | Weston (02) 6288 8888

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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