



29/2-4 Clianthus Street, O'Connor

2 1 1

Fresh, Functional & Full of Light

Fully renovated in 2024 and positioned in the most desirable block of Birgalow Court, this two bedroom unit offers modern upgrades, a prized North facing aspect and views across established trees, giving the unit a bright yet private feel, rarely found in this price range.

Every key element has been thoughtfully refreshed including a brand new kitchen, contemporary bathroom, new flooring and lighting, updated blinds, reverse cycle air conditioning, a recently replaced hot water unit and professionally upgraded electrics.

There is a dedicated space with connections for a washing machine and dryer, a rarity in the complex which provides communal laundry facilities. There is also a covered carport with a secure, lockable metal storage shed for added convenience.

Significant value is also built into the complex itself. Each unit is about to receive its own solar system, with government approval and finance already in place. The cost is subsidised and repaid interest free over ten years, making it a practical and cost effective upgrade future owners will immediately benefit from.

But it's the location that truly elevates this property. Just a short stroll away, the Lyneham shops offer a vibrant mix of local favourites and

FOR SALE

Offers Over \$435,000

AGENTS

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LJ Hooker

character-filled spots: after work drinks, relaxed alfresco dining, a hip café scene, authentic kebabs, bakery treats, and even Canberra's most beloved second hand bookshop. Whether you're after convenience, great food or a quick coffee, it's all right at your fingertips.

Polished, well positioned and surrounded by lifestyle perks, this refreshed unit is an appealing opportunity in one of Lyneham's most sought after pockets.

At a glance:

- Fully renovated in 2024
- North-facing aspect, and leafy outlook
- Renovated kitchen with ample storage and electric cooking
- Renovated contemporary bathroom
- New flooring, lighting and blinds
- New hot water unit and electrical upgrades
- Reverse-cycle air-conditioning
- Space for internal laundry facilities, plus a communal laundry within the complex
- Covered carport, plus secure lockup storage shed
- Within a 2-minute walk to the Lyneham Shops

MORE DETAILS

Property ID	1HKN3FF92
Property Type	Apartment
House Size	55 m2
EER	2.5

Stephen Bunday 0416 014 431

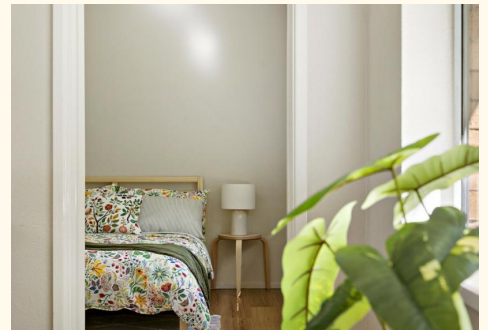
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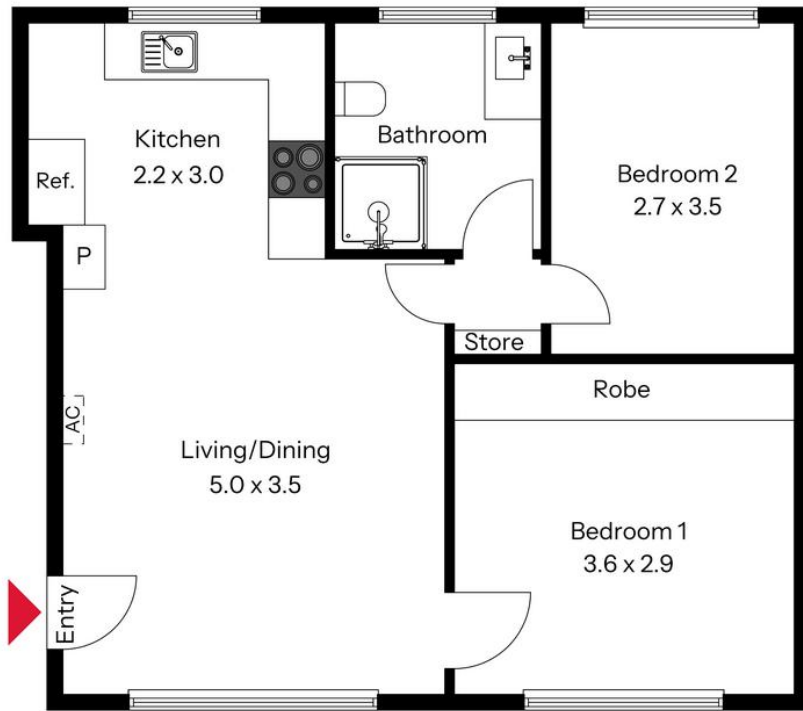
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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