

77/179 Melrose Drive, Lyons ACT 2606

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Looking for your first home, a downsizer or an addition to your investment portfolio? Then here's your opportunity to secure this new offering to the market before someone else does. Freshly painted throughout, new barnwood vinyl flooring, new carpet, updated kitchen, a new oven, new blinds, and 6-star energy rating with new ceiling insulation. There's simply nothing for the new owner to do; except book the revivalists (aka friends & family) and move straight in. Boasting an updated functional kitchen with ample storage, two good size bedrooms with built in wardrobes, double glazed windows, LED lighting, a private balcony with leafy outlooks, plenty of visitor parking, and allocated undercover car space including a lockable storage area. All conveniently located in the hub of Woden Shopping Centre and situated in the sought after "Woden Gardens" complex; you are literally minutes from Westfield shopping, local cafes and restaurants, including the new and vibrant Bradley Street Dining precinct. And with Government department offices nearby, the Phillip Business District, quality schools, public transport, a plethora of bars and clubs, gyms and sporting facilities you'll be home in next to no time and have all the options. With Stage 2 of the light rail network from the City to Woden coming and a proposed station next to the Woden Shopping Centre. This is the moment you jump at the chance to buy and/or invest before you find yourself saying "It's too late!". An already great location will become the perfect one! Vacant and ready for you to move in before Christmas, or to purchase as an investment property in the heart of Woden with zero vacancy rates! Call Glen on 0416 219 957 for any questions, or to arrange an inspection. At a glance: New flooring & freshly painted throughout Double glazed windows LED & Tastic lighting Electric heating Updated kitchen with new oven All new blinds Walking distance to Woden shopping centre & public sector departments Plenty of visitor parking inside the complex Allocated car space and storage area 6-star energy rating Previously rented at (without the updates): \$340 per week Potential current market: \$350 plus per week Units in complex: 88 Outgoings: General Rates: \$510 p/qtr (approx.) Body Corporate Fees: \$582 p/qtr (approx.) Land Tax: (if rented out) \$621 p/qtr (approx.) Living Area: 57m², balcony 5.5m² (approx.) Constructed: 1975

Overview

Purpose: For Sale	Sale price: \$280,000+	Rent price: \$
Auction:	Land area: m ²	Living area: 57m ²

Bedrooms:2	Bathrooms:2	Garage Spaces:
Carport Spaces:2	Postcode:2606	

Indoor amenities

- ✓ Built-in Robes
- ✓ Heating

Outdoor amenities

- ✓ Balcony
- ✓ Carport

Distances

Agent Details

glen.brouwer@creamresidential.com.au - Glen Brouwer

Canberra Real Estate - Rise Above

