

57/179 Melrose Dr, Lyons, ACT 2606

Leased - \$480

Unit 2  1  1 



## 2 bedroom delight!

### Lifestyle:

Superbly located, this double brick 2-bedroom, 1-bathroom apartment on level 2 is a must see!

### Accommodation:

North facing and light filled, this unit represents excellent value. It has a ground level single carport with a storage cupboard. Security door on entry to the apartment, balcony off the lounge area, adjoining kitchen with ample storage and a free-standing electric stove. Reverse cycle air conditioning, tiled flooring, built-ins in both rooms, fully framed shower and combined bath adjacent to laundry area and separate toilet.

### Features:

- ? Second floor solid brick apartment
- ? Singled carport with storage cupboard
- ? 2 bedrooms with built-in cupboards
- ? North facing balcony
- ? Locked security door
- ? Combined bathroom/toilet/laundry
- ? Air-conditioning
- ? Kitchen with ample storage and upright stove
- ? Minutes to the Woden shopping district and bus interchange

### Facts:

Availability: 6th January 2023

Pets: on application

Lease Period: 12 months +

Parking: Single carport

Cooking: Electric oven and gas cooktop

Heating & Cooling: Split system

EER: No current EER on the listed property

### Listed By

LJ Hooker Dickson

### Open for Inspection

By Appointment.

