

10D/52 Deloraine St, Lyons, ACT, 2606

Apartment For Sale

Friday, 17 January 2025



10D/52 Deloraine St, Lyons, ACT, 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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Top-Floor Apartment with Scenic Views and Unbeatable Convenience in Woden

Nestled high amongst the treetops in the heart of Woden, this beautifully renovated 2-bedroom apartment offers an ideal blend of comfort and convenience. Positioned on the easterly corner of the highest building in the well-established 'Endeavour Gardens' complex, you are provided views of lush greenery with Mt Taylor completing a stunning backdrop.

Located just a stone's throw from the Lyons shopping precinct and only moments from Woden, you'll never need to venture far for everyday essentials, dining options, and recreational facilities.

Step inside to discover a modern, neutral-toned interior that has been meticulously updated throughout. The open-plan living area effortlessly flows onto a large balcony, creating a perfect space to relax or entertain. The kitchen has been thoughtfully designed with near-new appliances, stone benchtops, and ample storage, making it both functional and stylish.

The two bedrooms offer peaceful retreats, each with built-in robes and leafy outlooks. The main bedroom features its own private balcony, providing an ideal spot to start your day with a coffee in the morning sun. The apartment's design also prioritises comfort with double brick construction and a large split-system air conditioner, ensuring year-round climate control.

The recently renovated bathroom is both aesthetic and practical, featuring floor-to-ceiling tiles, niche shelving, and a clever corner shower design that maximises space. An extra-large carport beneath the building completes this rarely affordable offering, ensuring your vehicle remains sheltered from the elements.

Don't miss the opportunity to own this fantastic apartment that offers both serene living and unbeatable convenience!

Key Features:

- Renovated 2-bedroom top-floor apartment
- Excellent location, just meters from Lyons shopping precinct and minutes from Westfield Woden
- Elevated easterly corner position with tree-top and Mt Taylor views
- Open-plan living area that flows to a balcony
- Modern kitchen with stone benchtops, near-new cooktop, and oven
- Main bedroom with private balcony and built-in robes
- Split-system air conditioning for year-round comfort
- Renovated bathroom with floor-to-ceiling tiles and corner shower
- Extra-large carport beneath the building

Apartment Size: 52m² (approx.)

Balcony Sizes: 12m² (approx.)

Year of Construction: 1974

EER: 2.0

Outgoings:

General Rates: \$353 p/qtr (approx.)

Land Tax (investors): \$407 p/qtr (approx.)

Body Corp Levies: \$764 p/qtr (approx.)

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