

13 Lutana St, Lyons, ACT, 2606



House For Sale

Friday, 17 January 2025

13 Lutana St, Lyons, ACT, 2606

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House

Elevate your lifestyle.

What you see:

Elevated, with sweeping views across Woden Valley to Mount Taylor reserve. Offering a commanding street presence with contemporary appeal and the interiors to match. A flexible design offering additional private, self contained living and an outdoor entertaining area that's hard to beat.

What we see:

Summer evenings have never looked so good.

See more:

Elevated two storey residence

North to the rear

Gourmet kitchen with custom joinery, stone benchtops and walk in butler's pantry

Appliances include Smeg gas stove, Smeg electric oven, rangehood, Bosch dishwasher and zip tap

Open plan living and dining with seamless integration to an expansive outdoor entertaining area with built in pizza oven and ceiling fans

Hardwood flooring

Ethanol fireplace in living area

Elevated balcony off living with views

Master includes with expansive walk in robe with study nook, blackout blinds and stunning ensuite

Two additional spacious bedrooms with built in robes

Study with built in storage

Main bathroom with free standing bath, timber vanity and premium finishes

Downstairs rumpus room with private access, kitchenette and ensuite suitable as additional guest accommodation or office

Separate oversized laundry with custom joinery and ample storage

Newly painted

Ducted gas heating and evaporative cooling

Split system air-conditioner to rumpus

Solar panels installed in 2020 - 6.6kw system

Lock-up internal access garage with additional storage/workshop space

Low maintenance landscaped gardens

Natural light throughout

Alarm system

Priority enrollment area for Hughes Primary School, Curtin Primary School, Alfred Deakin High School and Canberra College

Within 2 minutes' drive to Lyons Early Childhood School

Within 3 minutes' drive to Lyons Shops

Within 4 minutes' drive to Curtin Primary School

Within 4 minutes' drive to Holy Trinity Primary School

Within 5 minutes' drive to Woden Town Centre

Within 5 minutes' drive to Cooleman Court

Within 6 minutes' drive to Marist College

Within 7 minutes' drive to Alfred Deakin High School

Within 15 minutes' drive to Canberra CBD

Living: 175m²

Ground Living: 18m²

Upper Living: 157m²

Garage: 146m²

Total: 322m²

Block size: 694m²

Built: 1967

EER: 4.5 - with potential for 6

Rental: \$900 - \$1,000 per week

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