

23A Derwent Street, Lyons, ACT, 2606



House For Sale

Friday, 10 January 2025

23A Derwent Street, Lyons, ACT, 2606

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

What you've been waiting for.

What you see:

Architecturally designed to maximize style and function this brand new build places itself effortlessly into the established Lyons landscape. Positioned on the high side of the street with a northerly aspect and set among native surroundings you will enjoy the peaceful and quiet position whilst benefiting from the central Lyons location. Generous proportions, complete privacy and contemporary finishes are showcased throughout to deliver a high-end residence, all within the convenience of a single level layout.

What we see:

A home that feels exactly like that.

See more:

Brand new residence completed in 2024

Architecturally designed by Thursday Architecture

Luxurious kitchen featuring stone benchtops, large island and walk-in-pantry

Appliances include Bosch induction cooktop, oven and dishwasher

Two separate living areas

Custom joinery in living areas

Fire place in living area

Master bedroom featuring WIR & ensuite with double vanities

Additional three bedrooms featuring BIR's

Bathrooms featuring floor to ceiling tiles, wall mounted vanities and freestanding bath in main bathroom

Separate powder room

Double lockup garage with epoxy flooring and internal access

Ducted reverse cycle heating & cooling

Double glazed windows throughout

Expansive terrace area

Landscaped and manicured gardens

Nearby to beautiful walking trails and nature reserve

Within 2 minutes' walk to Oakey Hill Nature Reserve

Within 5 minutes' walk to Lyons Shops

Within 6 minutes' walk to Lyons Oval

Within 7 minutes' walk to Lyons Early Childhood School

Within 4 minutes' drive to Woden Town Centre

Within 6 minutes' drive to Canberra Hospital

Within 14 minutes' drive to Canberra City

Living: 179m²

Garage: 38m²

EER: 6.0

Built: 2024

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