

9 Barrow Place, Lyons, ACT, 2606



House For Sale

Tuesday, 24 December 2024

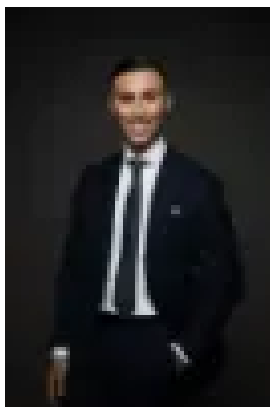
9 Barrow Place, Lyons, ACT, 2606

Bedrooms: 7

Bathrooms: 5

Parkings: 8

Type: House



Tom Wiggins

Blue Chip High Performing Investment.

What you see:

A spacious family home in a quiet and established location with potential to add your own value over time.

What we see:

A crowd pleaser.

See more:

Generous 1125m² elevated block with panoramic views

Fully tenanted (with move-in option to dwelling one)

Corner position with only one neighbour

Backing reserve and walking tracks

Functional open-plan kitchens featuring ovens, cooktops and ample storage

Multiple living areas

Dwelling one

Refreshed 4 bedroom residence

Kitchen featuring electric cooktop, oven and dishwasher

Master bedroom includes built-in robe and ensuite

Additional three bedrooms with built-in robes and direct access to bathroom

Multiple living areas

Large double-car garage with internal access

Option move in or rental amount (tenant ready): \$925 p.w

Dwelling two (ground floor flat)

One bedroom with lounge room or optional second bedroom

Kitchen includes cooktop, oven and dishwasher

Rented amount: \$400 p.w

Dwelling three

Kitchen featuring additional separated bench and ample storage

Master bedroom features built-in robe and ensuite

Additional bedroom with additional storage

Living area features fireplace

Four car garage with internal access and additional area for workshop

Separate single carport

Rented amount: \$675 p.w

Within walking distance of Oakey Hill Nature Reserve

Within a 7 minute walk to Lyons Shops

Within a 4 minute drive to Canberra Hospital

Within a 5 minute drive to Westfield Woden

Within a 7 minute drive to Cooleman Court

Within a 11 minute drive to Mount Taylor Nature Reserve

Within a 14 minute drive to City CBD

Block: 1,125m²

Built: 1966

EER: 2.0

Rates: \$5,667 p.a

Land tax: \$12,013 p.a

Rental yield (if all rented): 5%

Total weekly income: \$2000

Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.