



1/9 Devonport St.,
LYONS ACT 2606

This light and bright ground floor unit has been perfectly positioned in the heart of Lyons



2



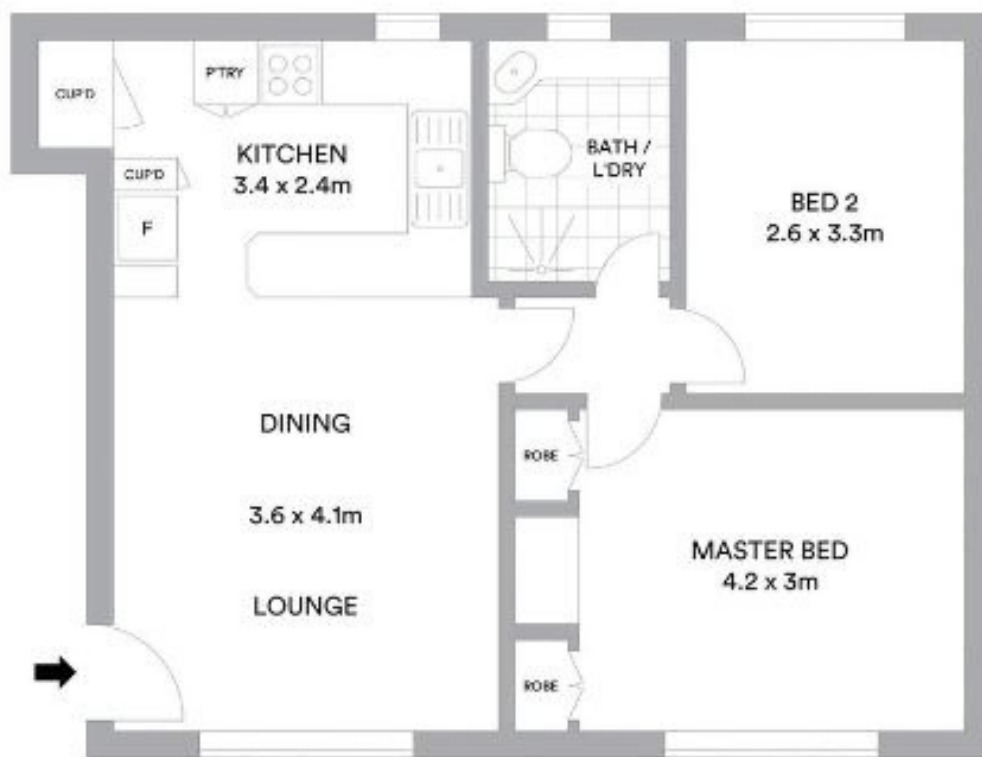
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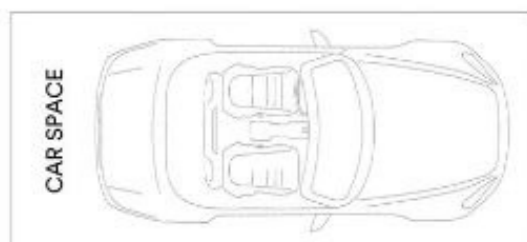
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\$385,000- 400,000+

Internal : 52sqm



GROUND LEVEL





This light and bright ground floor unit has been perfectly positioned in the heart of Lyons

This airy, light-filled "Derwent Court" property on the ground floor is well situated in the center of Lyons, catching the warm northern sunlight and having a supremely handy location directly across from shops. It promises a calm, low-maintenance lifestyle perfect for live-in owners in addition to offering high returns and the potential to become a prime investment.



THE DETAILS

- Bright and spacious 2-bedroom, ground floor apartment
- Well appointed kitchen flows to sun drenched living area
- Generous master bedroom with two built-in robes and desk
- Bathroom incorporates provisions for washing machine
- Peaceful and private complex attracting high rent returns



THE WISHLIST

Covered car space to rear of complex + extra guest parking and Centrally placed with only two minutes to Westfield Woden

Body Corporate Levies - \$1,984.00 per annum

Rates - \$ 549.00 per quarter

Land tax (only if you are renting it out) - \$729.30 per quarter



SERENE TEOH

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