



107 Burnie Street LYONS, ACT

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**Sure to impress!**

This extended three-bedroom home is in amazing condition, located only a short stroll from Westfield Woden. The elevated position enables the home to capture pleasant views over Woden and towards Mt Taylor. The private easy care gardens make this home a pleasant location.

A large living room was added to the original floor plan doubling the available living space within the home. It has its own separate entrance, and could be used for many different purposes including a home office!

- Elevated position
- Ducted gas heating
- Ducted evaporative cooling
- Solar hot water

**Price:** Auction  
**EER:** 1



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