



12/62 Launceston Street LYONS ACT 2606

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\$350

Date available: Now

[Book Inspection](#)

## Great Location - Across from the shops and public transport

A lovely studio apartment located in the heart of Lyons, directly across from Lyons shops and only a short walk to Woden Town Centre!

This comfortable studio apartment comes with a full sized kitchen and balcony with everything you need in close proximity.

Don't miss out on this great opportunity to live in a prime location at an affordable price.

Features include:

- Studio apartment
- Single car park
- Full sized kitchen
- Full sized balcony
- Top floor unit
- Quiet complex in central location
- Floorboards throughout the living space

Please note, The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

If you would like to INSPECT this property;

Please click on the 'Book Inspection' button, register your details and join an existing inspection or register to be notified by email and SMS when an inspection is scheduled.

You must register to inspect this property to ensure we can notify you of any changes or cancellations. Please note that at all stages of the tenancy pets shall not be kept on the premises without written consent of the Lessor/Agent.

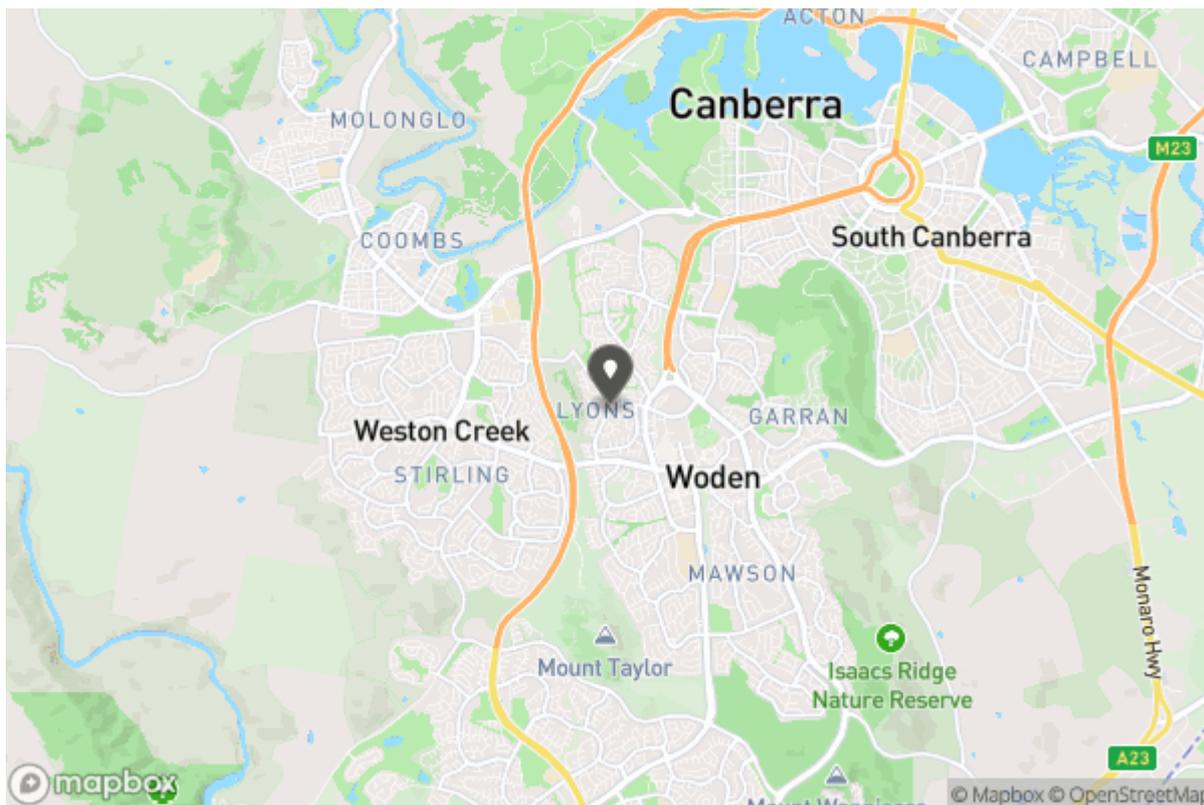
#### Disclaimer

While all care has been taken when compiling information about this property, we encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances. We accept no responsibility and disclaim all liabilities in regard to inaccuracies contained in this advertisement.

# Gallery



# Location Map





Don't forget to confirm your inspection by SMS or email

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Tuggeranong ACT 2900



### Why Book with Hodgkinson Real Estate

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone.

When you do, you will receive an immediate response confirming your booking via email and SMS.

Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable.

As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=REA-HPJTUG&uniqueID=faf2a5b7-df1d-4140-bebe-1dfb0a3ea4f7>