

102/50 Ellenborough Street, Lyneham, ACT 2602



Sold Townhouse

Monday, 14 August 2023

102/50 Ellenborough Street, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

\$1,140,000

There are few townhouse complexes as well known, highly regarded, tightly held and keenly sought after as 'The Sanctuary' in the inner-north suburb of Lyneham. Held in even higher regard are those with a downstairs ensuite main bedroom and townhouse 102 is one such property. This is sure to be an opportunity that will not come along for quite some time. What sets these townhouses apart from others is the quality of the complex, ample visitor parking, its common facilities, and the townhouse design and size. Townhouse 102 has approximately 165m² of living space and, with one of the most desirable floor plans in the complex, this immaculate townhouse is perfectly suited for downsizers or families of all configurations. The large main bedroom (with walk-in-robe and ensuite) and living area open out to a large courtyard, while good sized bedrooms two and three upstairs, have built in robes and are serviced by a large bathroom with corner spa and separate shower. There is storage under-stair space and a downstairs powder room for extra convenience while year-round comfort is enjoyed with ducted gas heating and air-conditioning. Positioned in the heart of the home is the functional kitchen with stone benchtops, stainless steel appliances and plenty of cupboard and bench space. The lifestyle at Sanctuary is second to none and, as a resident of the complex, you will enjoy exclusive use of garden party yurts, perfectly maintained sprawling lawn areas, playgrounds, BBQ facilities and amenities room. You are also just a short walk to Next Gen Health Centre, Yowani Golf Course, the Old Canberra Inn, North Lyneham shops, Southwell Park, and the National Hockey and Tennis Centre. Slightly further afield are the Lyneham shops, Tilley's café, Lyneham Primary and High Schools, Brindabella Christian College, Dickson shops, the University of Canberra, GIO Stadium as well as the Canberra CBD and Belconnen town centre. Don't miss your chance to secure one of the most coveted townhouses in Canberra and come along to the next open home or call Andrew on 0403 169 259 to book a private inspection. Features:

- Downstairs bedroom with walk-in robe and ensuite
- Open plan living and dining areas with glass double door access to courtyard
- Built-in robes to bedrooms two and three
- Stone kitchen bench tops
- Gas cooktop/electric oven
- Instant gas hot water
- Downstairs laundry and powder room
- Bathroom with spa bath and shower
- Storage throughout including under stairs
- Double garage with internal access
- Ducted gas heating and air conditioning
- Jarrah floating timber floors
- Flooring, carpet and painting refreshed in recent years
- Approximately 10 minutes drive to Civic, Belconnen and Gungahlin town centres
- Excellent public transport access
- A few minutes stroll from the tranquil and relaxing Lyneham Ridge - a short walk to panoramic views over North Canberra. For the active person, you will be at the crossroads of best bike and walking paths to Dickson, Civic, Turner parklands, ANU as well as to Belconnen and Gungahlin.