

**11/64 Goodwin Street, Lyneham, ACT 2602**



**Townhouse For Sale**

Friday, 19 January 2024

11/64 Goodwin Street, Lyneham, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Eva Bono

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## Auction 08/02/24

What you see: East facing, neutral tones, and a lifestyle by design. Convenient and low maintenance that is. What we see: Townhouse living, at its best. See more: East facing tri level 3 bedroom residence in The Brighton Development Easy maintenance large courtyard Functional kitchen with gas cooktop & stone benchtops Soft close joinery Double underslung sink with retractable tap Externally ducted rangehood Separate laundry Large master bedroom with walk-in-robe 2 additional generously sized bedrooms with built-in-robies Oversized bathroom on level 1 with large shower Bathrooms with full height tiling & soft close joinery Large East facing Terrace on level 2 Reverse cycle split systems throughout Double glazed windows & doors Combo block out curtains & honeycomb blinds throughout Square set ceilings Under stair storage Engineered timber flooring on ground floor Carpeted first & second floor Security screen on front door Intercom system 2 allocated car parks in shared basement Gas hot water system LED down lights NBN connected Priority Enrolment Area for Lyneham Primary & High Schools 5 min walk to Dickson Interchange 2 min drive to Brindabella Christian College 9 min drive to Canberra Centre 13 min drive to Parliament House Ground Floor: 46m<sup>2</sup> First Floor: 40m<sup>2</sup> Second Floor: 20m<sup>2</sup> Terrace: 12m<sup>2</sup> Courtyard: 41m<sup>2</sup> Total: 160m<sup>2</sup> EER: 6.0 Year Built: 2019 Strata: \$1,057 per quarter (including sinking fund) Rates: \$2,475 per annum Land Tax: \$3,322 per annum (only applicable if rented) Rental Income Estimate: \$700-\$750 per week Disclaimer: 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.