

**114 Lewin Street, Lyneham, ACT 2602**



**Sold Duplex/Semi-detached**

Friday, 6 October 2023

114 Lewin Street, Lyneham, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 106 m2**

**Type:**

**Duplex/Semi-detached**



Hannah Green

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**\$962,000**

My owner has cherished their time living here, but a downsize on the horizon means this exquisite home is now available for a fortunate new homeowner seeking to enter the coveted Inner North neighbourhood. The pleasure of coming home has been our focus. The synergy of timber floorboards, abundant natural light streaming through the generous windows, and the timeless Inner-North architectural style infuses this house with warmth and hospitality. Ensuring not just comfort but also an ideal place to begin a family was of paramount importance to them. Arguably, this resides on one of Lyneham's most picturesque streets, graced by the presence of the established green trees, characteristic of these charming older suburbs. The front lounge room, adorned with ceiling-to-floor windows, offers a tranquil vantage point to witness the changing seasons. The entire home is deliciously heated and cooled by ducted reverse cycle to guarantee year-round comfort. The wood fireplace also makes Canberra's winter evenings exceedingly cozy. The bedroom layout is well thought out, with each room featuring built-in wardrobes and picturesque views of lush greenery. The middle room, although not needed as an extra bedroom in this case, serves brilliantly as a spacious study, benefiting from ample northern light. The generously sized main bedroom at the front of the home is enhanced by a large built-in wardrobe. The bathroom features an attractive timber vanity a splendid spa bath - If you asked the current owner, they would say this was a favourite feature! The instantaneous gas means you have a limitless supply of hot water. The kitchen is impressively spacious and highly functional, offering views of the backyard. It is equipped with a generous oven with a 5-burner gas cooktop, perfect for culinary enthusiasts. There is ample storage including a hanging pot and pan rack for added convenience. Cleanup is a breeze with a double dishwasher drawer. The 624sqm plot has been thoughtfully utilised, incorporating a charming, paved area, green spaces, and gardens, all while maintaining privacy with colourbond fences. You can relax as you watch children and your four-legged friends play, knowing they're safe and secure. There is also potential to extend the property and add your own personal touch. The covered deck, featuring café clear blinds, seamlessly connects the indoors with the outdoors, allowing you to enjoy the weather in comfort. Natural light and lush greenery envelop this home. While this home has been meticulously maintained and thoughtfully cared for, it's worth noting that, like any property, there may be minor touch-ups or small works required to make it your own. Nevertheless, many significant improvements have already been completed, making it move-in ready. A nearly brand-new double garage, complete with a side door for easy garden access, enhances security. Colourbond gates provide additional protection, and on-street parking is available for guests. Conveniently located just a brief 10-minute walk from the vibrant Lyneham shops, the historic Old Canberra Inn, and the renowned Tilley's. The larger Dickson shops are a 15-minute stroll away, providing access to all that the Inner North has to offer. Additionally, the tram offers a direct route to the city, ensuring easy access to cafes, restaurants, and shopping. There is an undeniable charm to this home, and while saying goodbye is bittersweet, it is exciting to see a new family or first-time buyer embark on their journey here and relish all it has to offer. Don't miss the opportunity – schedule your inspection today! Rates: \$4,334 p.a. approx. Land Tax: \$7,370 p.a. approx. EER: 1 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.