

114 Wattle St, Lyneham, ACT, 2602

Sold House

Monday, 24 July 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Frank Walmsley

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This is a single storey home that reinforces the appeal of this truism: "location, location, location". It simply could not get much closer to the popular Lyneham shops and families will further welcome easy access to local primary and high schools.

Add to that a sought-after inner-city location and you're starting to appreciate the appeal of this warm and inviting four-bedroom, low maintenance home that sits on a manageable 664 square metre block.

This red brick and tile gem with Cedar window and door trim presents a classic Canberra facade, but delivers it with a visual twist through feature angles - and if you look closely, a clever triangular window that draws light into one of the bedrooms.

Entry leads onto Tasmanian Ash flooring that joins all the living areas with new wool carpets elsewhere. All four bedrooms are located toward the front, the generous master with walk-in and ensuite, highlighted by a bay window with seat; the other three bedrooms offer built-ins and share a main bathroom with bath.

The heart of the home is its central hub - a kitchen, dining and living area with a separate rumpus. The kitchen will appeal to entertainers - there's plenty of room to move around one another while preparing meals. There's generous storage options and the central island doubles as a breakfast bar. Above it is a big skylight that draws in an endless well of sunlight.

Adjacent is a living area wrapped by windows that bathe it in North-Western light and provide a green connection with the garden. The room packages a promise of cosy Winter nights around a wood-burning, slow combustion stove with glasses of bold red wine and deep conversations. Further home comfort is delivered through ducted evaporative cooling and gas heating.

Homeowners will enjoy hosting dinners in the spacious dining area where adjacent concertina doors lead into a second living area with many possibilities: work from home, rumpus, a media/theatre room, perhaps even for games or fitness. There's a laundry off this room and guest WC.

Outside, the low maintenance garden with brushwood fencing offers a pergola seating area and a paved and covered entertaining area highlighted by a solid brick barbecue connected to mains gas. The outdoor spaces offer plenty of potential for customisation into new entertaining and relaxation possibilities.

The package is completed with a bike storage area and a single vehicle garage offering front and rear access. The driveway delivers further parking options.

Homes in sought-after locations like this tend to be tightly held and those that come to market don't stay there long. This home offers plenty of room and welcome features. It exudes a unique warmth that will strongly appeal to most demographics: families, professional couples and downsizers.

Features at a glance

Metres from the popular Lyneham shops Close to primary and high schools Sought-after inner-city location Walking distance to light rail Single storey, brick and tile home 664 square metre block Four bedrooms Two bathrooms Three living areas Western red cedar trim to windows and doors Tasmanian Ash timber flooring Bay window seating in master bedroom Entertainer's kitchen with extensive storage Skylight above island bench Wood burning stove in living area Multiple storage options Ducted evaporative cooling and gas heating Brick paved, covered entertaining area Brick barbecue Brushwood fencing Landscaped, low maintenance gardens Bike storage area Single garage with roller doors, front and back Further driveway parking If you have any questions about this auction, please get in touch with exclusive agent Frank Walmsley on mobile 0400 446 605