

**119 Brigalow Street, Lyneham, ACT 2602**

home by holly

**House For Sale**

Saturday, 13 April 2024

119 Brigalow Street, Lyneham, ACT 2602

**Bedrooms: 5**

**Bathrooms: 3**

**Type: House**



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**\$839,000 +**

Resting on the ever-popular Brigalow Street, moments from Lyneham shops and across from picturesque green playing fields, this historic duplex brims with pure potential. Arrayed on two levels, with elevated views and orientated to collect the sunlight from the east, north and west, the home is calling out for a creative touch. An important part of the architecture of old Canberra, this two-storey semi-detached terrace house, is just a few steps from the famous Tilley's Devine Café Gallery and the innovative Front Gallery Café. The Lyneham schools are just across the road and there is a sequence of interconnecting park and wetlands, with shared walking and biking trails that traverse Lyneham and O'Connor, connecting you to the CBD. This whole area is characterised by old growth street trees and an inviting array of independent restaurants, bars and boutiques. Literally everything is at hand, and there is a lovely combo of peaceful privacy and community connection. The building cuts a fine figure, with its classic combo of painted brick, bank of high square windows, Juliette balcony and pattern of protruded bricks. A private driveway on the left-hand side provides plenty of off-street parking. Entry is via the solid original front door with sidelight and insets of lovely vintage bevelled glass. Similar semi-detached duplexes of this era have been lovingly restored, creating light filled homes that drift to sunny rear gardens. There is potential for the adjacent laundry and powder room to be re-jigged as a second bathroom combined laundry, with direct access to outside. The traditional layout houses the bedrooms and family bathroom upstairs, benefiting from the elevated views and a natural privacy. The master bedroom drifts to balcony with a lovely outlook, through the treetops to the green playing fields, that will never be built-out. A later extension has placed two north facing units to the rear, both with separate entry from the street. Notably each of the three units have their own metered power. The additional self-contained units could be opened and linked, to create an expansive four-bedroom family home. Think sunlight bouncing off white walls and a contemporary materiality with pops of warm timber. A series of light open spaces, merging to landscape and an inner north lifestyle to envy. The central locale of this beautiful inner north suburb connects you to the independent eateries and bars of O'Connor shops, and the Braddon and Dickson precincts. The home is also just few steps from Lyneham shops and the iconic Tilley's for long brunches and the occasional live Jazz on Saturday evenings and The Front for great coffee. The Diamond Way Buddhist centre is also close to hand, as is the primary and high school. Ample green spaces, shared bike and walking paths, wetlands, reserve and beautiful street trees create a tranquil village experience, just a stone's throw from the CBD and ANU. .features.historic and original duplex in central Lyneham.a few steps from Lyneham shops, Tilley's Devine Café and Gallery, and The Front.coveted inner-north location, close to the vibrant Dickson and Braddon precincts and the CBD.opposing green playing fields.unique opportunity, ripe for renovation and brimming with vintage soul .three units with separate metered power and street access.unit one arrayed across two levels with original features, three bedrooms, kitchen, laundry, bathroom and two toilets.unit two with one bedroom, kitchenette, and bathroom.unit three with one bedroom, kitchenette, and bathroom.outdoor laundry.garden shed.private driveway providing off-street parking.a few steps from Lyneham primary and high school, public transport, parks and ovals, shared walking and biking trails and O'Connor Ridge Reserve EER: 0Land size: 462m2Land value: \$638,000Land rates: \$3,482