

12 Von Guerard Crescent, Lyneham, ACT 2602

House For Sale

Friday, 5 April 2024



12 Von Guerard Crescent, Lyneham, ACT 2602

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 740 m²

Type: House



Maree Van Arkel
0419624766



Megan Van Arkel
0424381307

Auction 23/4/24

This immaculate family home is situated on an elevated block of 740sqm siding parklands and in a quiet street so close to schools, shops, University of Canberra and Calvary Hospital. A beautiful home which has been completed to the highest of standards and includes four bedrooms, three living areas, multiple outdoor areas plus double garage with remote access. The spacious north facing kitchen, dining and living area flows out to a paved alfresco area surrounded by private landscaped gardens. A remarkable residence which includes 286sqm of living and makes a statement in rare style and sophistication that establishes a superb living and entertaining environment. It makes a lasting impression with flowing proportions, light filled interiors and a high quality of finish that all combine to provide an exceptional family home. - Four bedrooms with large built-in robes - The Maser has a large walk-in robe and ensuite - Home office/multi purpose room - Large multi purpose room downstairs with bathroom (gym, guest room, teenage retreat) - Three bathrooms plus separate powder room - Large formal lounge and dining area with real flame gas fireplace - Electric reverse cycle heating/cooling - Large kitchen with gas cooktop and electric oven plus butler pantry - Kitchen dining and living opens to large alfresco area - Extensive storage throughout - Luxaflex blinds in all bedrooms - Beautiful timber floors in all living areas - Pool; solar panels for the pool heating + electric heater pump plus solar, self-cleaning system, inbuilt cover - Mud room upon entry - Double garage with remote and internal entry - Siding parklands - Catchment area for excellent schools