

123 Goodwin Street, Lyneham, ACT 2602



House For Sale

Friday, 23 February 2024

123 Goodwin Street, Lyneham, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 441 m2

Type: House



Maree Van Arkel
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Megan Van Arkel
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Auction 16/3/24

This excellent renovated and extended duplex home offers a modern and spacious living environment, perfect for families or professionals seeking a convenient and comfortable lifestyle. With four bedrooms and two bathrooms, this property provides ample space for everyone in the household. The master bedroom is located downstairs and features dual built-in robes and a modern bathroom. The remaining bedrooms are generously sized and are located upstairs and all offer built-in wardrobes. The open-plan kitchen, dining and living area opens to a huge covered alfresco area and is flooded with natural light, creating a warm and inviting atmosphere. The oversized redesigned kitchen is equipped with high-quality appliances and ample storage, making it the perfect place to prepare meals and entertain guests. For those who value outdoor living, this property does not disappoint. A secure flat private yard area provides the ideal space for kids' activities or alfresco dining on the huge Tasmanian Blackbutt and cedar deck roofed with laserlight. Additional features of this property include a separate study or second living area, double glazing in majority of the rooms, ceilings fans, heating and cooling, excellent storage throughout, on-demand hot water, architect designed extension, separate living and dining areas, polished pine floors upstairs, floating timber floors downstairs, European laundry, water tank plus ample car accommodation. Located in a sought after pocket in Lyneham within easy walking distance to Dickson's shops, cafes, restaurants, swimming pool, Lyneham's shops, schools, light rail and a short five-minute drive to the CBD. Don't miss out on the outstanding opportunity to secure a wonderful home in such a convenient location so close to lifestyle amenities. Inspections highly recommended. Four bedrooms all with built-in wardrobes (two in downstairs bedroom) Linen cupboard upstairs Storage cupboard under the stairs Two bathrooms, one with original bathtub re-surfaced 2 person study downstairs or additional living area opening into shaded paved courtyard Electric reverse cycle central ducted heating and air conditioning upstairs with individual room controls installed 2023 Electric reverse cycle heating and air conditioning in the extension installed 2023 Electric panel heater in lounge room installed 2023 Ceiling fans in downstairs bedroom and kitchen/lounge Ceiling Insulation R5.0 installed 2023 Double glazing in majority of rooms and in all street facing windows Rinnai on-demand hot water service with adjustable temperature control (1 upstairs and 1 downstairs) Tasmanian Blackbutt and cedar deck, roofed with laserlight - large [not approved but approvable] Polished pine floors upstairs (repolished 3 years ago) Floating timber floor (oak) downstairs (installed in 2004, in original condition but can be sanded and repolished twice) Hardwood staircase with original timber panelling (oak and cedar) Colorbond shed with concrete floor and fully lockable double doors (6m x 3m) [unapprovable because on easement, top of the line] Two car parking spots Timber and aluminium roof carport at rear down the lane [approved as a temporary structure] Paved car space at the front Bosch and Miele appliances (oven 7 years old, dishwasher approx. 3 years old) Electric oven, pyrolytic self-cleaning Gas stovetop Architect-designed extension 2004 Kitchen renovation 2004 European laundry Bosch washing machine inclusion Established garden with underground sprinkler system in front Water tank Locks on all windows Fly wire screens on all doors and windows (except front door) Smoke alarms Outside clothes line Back paved area Fruit trees Room for a veggie garden Laneway leads to carport Easy access to parkland at the back Walking distance to Lyneham shops, schools, Dickson precinct, Daramalan College, Netball centre, light rail Environmental factors - Double-glazing on windows in extension, downstairs living room front window, upstairs bedroom front window - Upstairs rear bedroom windows have sandwich-construction insulating roller shutters fitted - Ceiling insulation upgraded to R5.0 October 2023 - Reverse-cycle heating/air conditioning with individual room control (installed May 2023); electric panel radiator in living room - Ceiling fans in the living room/kitchen and downstairs bedroom - Laserlite roofing on rear deck provides solar protection to kitchen window and door - Rinnai on demand hot water system with temperature controls