

# 125/50 Ellenborough Street, Lyneham, ACT 2602



## Unit For Sale

Monday, 27 May 2024

125/50 Ellenborough Street, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 161 m2

Type: Unit



Bhavya Gupta  
0405777568

## Auction 22/06/2024

Perfect for Downsizees Seeking Space and Comfort Welcome to this rare and exceptional opportunity to own a stunning single-level townhouse in the highly sought-after Sanctuary development in Lyneham. This immaculately maintained home offers an expansive 161m<sup>2</sup> of internal living space, thoughtfully designed for comfort and convenience, making it an ideal choice for not just downsizers but young families. As you step inside, you'll be greeted by an abundance of natural light that fills the multiple living areas, creating a bright and airy atmosphere throughout. The open-plan design seamlessly connects the spacious living areas, dining, and kitchen, perfect for entertaining friends and family or enjoying a quiet evening at home. The deluxe kitchen is complete with granite bench tops, gas cooking, stainless steel appliances and ample storage space. This townhouse features three huge bedrooms, each offering plenty of space and privacy. The master suite is a true retreat, complete with a large walk-in wardrobe and an ensuite bathroom. The additional two bedrooms are equally spacious, with built-in wardrobes and easy access to the second well-appointed bathroom. One of the standout features of this home is the extra-large courtyard that wraps around 3 sides of the house. This lovely outdoor space is perfect for gardening enthusiasts, alfresco dining, or simply relaxing in the tranquil surroundings. Additional features include a secure two-car garage with internal access, ensuring convenience and peace of mind. The 'Sanctuary' is well designed with discrete clusters of quality, well maintained homes across the complex, ample parking for both owners and guests, and beautiful landscaping. As the name suggests, it is quiet, safe, and friendly, surrounded by wide green spaces, walking distance to local shops and minutes from the main Inner North suburbs, EPIC farmer's markets, Braddon, Canberra City, Belconnen and Gungahlin, with a quick exit to the Federal Highway for weekends away. Don't miss this rare chance to secure a spacious, single-level townhouse in one of Canberra's most desirable locations. Contact me today to arrange a private viewing and experience the exceptional lifestyle this property has to offer. The Perks: • Single level townhouse • Corner unit, sharing only one wall with neighbouring unit • 3 bedroom, 2 bathroom with 2 car garage and internal access • Tightly held, sought after 'Sanctuary' complex • Immaculate kitchen featuring granite benchtops, Smeg & Chef appliances, pantry and plenty of storage space • Generously sized bedrooms with built-in robes • Ensuite to segregated master bedroom with double vanity • Main bathroom with bathtub • Both bathrooms with floor to ceiling tiles • Freshly painted throughout • Large skylights over kitchen and ensuite • Ducted reverse cycle heating and cooling • Spacious attic with high roofline for easy walking and pull-down ladder - ideal for storage • Double garage with remote entry and internal access • Huge, private and fenced courtyard that wraps around 3 sides of the house • Very close visitor carparks, garbage disposal and letter boxes The Numbers: • Block: 443m<sup>2</sup> • Residence: 161m<sup>2</sup> • Garage: 36m<sup>2</sup> • Build: 2004 • EER: 4 Stars • Strata Levies: \$1,106 p.q (approx.) • Rates: \$500 p.q (approx.) • Strata Manager: Vantage Strata • Total number of townhouses in development: 185