

**133/50 Ellenborough Street, Lyneham, ACT 2602**



**Sold Townhouse**

Monday, 14 August 2023

133/50 Ellenborough Street, Lyneham, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 277 m2**

**Type: Townhouse**

**\$1,090,000**

Welcome to this executive north facing townhouse in the peaceful Sanctuary development, in the ever-popular inner north suburb of north Lyneham. This three bedroom ensuite, two story townhouse offers a perfect lifestyle for those looking to downsize and simplify their lifestyle, or for the young professional family. Set over two levels, it offers everything buyers have come to expect from properties in "the Sanctuary". Upstairs features three large bedrooms with a walk-in robe to the master bedroom, ensuite with floor to ceiling tiles, semi frameless shower screen, double sink with modern cabinetry in neutral tones. Bedrooms two & three are also of good size with built-in robes. The spacious second bathroom also has floor to ceiling tiles, semi frameless shower screen with a full-size bath. On ground level as you enter, you will be impressed by the expansive open plan living and dining room which opens out onto the sun-drenched courtyard, being the perfect place to relax and unwind after a long day. The kitchen is practical in nature and located in the heart of the home, featuring stainless steel appliances including oven, gas cooktop, rangehood, dishwasher, stone bench tops and ample cupboard space. The flooring is a tasteful combination of timber, tiles and quality carpets. Completing the package is a separate recently renovated laundry, large double lock up garage with remote and internal access providing plenty of space for cars and storage. Within minutes of the Dickson and Lyneham shopping and restaurant precinct, the specialty North Lyneham shops and the Canberra CBD.

**FEATURES-** Located in the sought-after 'Sanctuary' development- Spacious living, family & meals areas- Sunny northerly aspect- 3 oversized bedrooms upstairs- 2 bathrooms (including ensuite to main bedroom) & powder room downstairs- Walk-in wardrobe to main bedroom- Large kitchen with plenty of cupboard space- Stone benchtops to kitchen- Quality appliances, including gas cooktop, electric oven, range hood & dishwasher- Plantation Shutters through out- Bay windows- Established gardens to entertaining courtyard- Ducted gas heating- Ducted cooling- Large double garage automatic door & internal access- Beautifully maintained complex- Kids play ground Body corp \$1,085 approx per quarter Rates \$522 approx per quarter