

**157/50 Ellenborough Street, Lyneham, ACT 2602**



**Sold House**

Thursday, 12 October 2023

157/50 Ellenborough Street, Lyneham, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 172 m2**

**Type: House**



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**\$1,435,000**

Discover the epitome of luxurious downsizing in this remarkable 3-bedroom townhouse, nestled within the exclusive Sanctuary Development. This is an exceptionally rare opportunity to secure a single-level haven with an expansive internal living space of 172m<sup>2</sup>, making it a perfect retreat for those seeking ease of living without sacrificing style or space. Being one of only four single-level townhouses in the entire development that back onto the picturesque Yowani Golf Course, this property offers unparalleled convenience and a connection to nature where you can enjoy the tranquility and serene backdrop that will soothe your soul. As you step inside, you'll be greeted by a home that exudes elegance and sophistication. Immaculately maintained, the interior is bathed in natural light, creating a bright and airy atmosphere that instantly uplifts your spirits. Gorgeous Jarrah Timber floors along with a lovely gas fireplace add warmth and character to the living space making it the perfect ambiance for cozy evenings or entertaining guests. The huge open plan living area is connected seamlessly to the large dining area and a deluxe kitchen with granite bench tops, gas cooking and stainless steel appliances and ample storage space. The townhouse also boasts three generously sized bedrooms, all featuring built-in robes and two spacious bathrooms, offering both comfort and convenience. Step out from your lounge and into your private courtyard and side garden, where you can bask in the beauty of your surroundings, dine al fresco, or simply relax with a glass of wine with the stunning backdrop of the Yowani golf course. A double garage with internal access and security alarm complete this package! 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 out on this unique opportunity to secure a single-level townhouse in the coveted Sanctuary Development. Experience the best of Canberra living, where luxury, nature, and convenience intersect seamlessly. Arrange your inspection today and make this extraordinary property your forever home.

**The Perks:**

- Single level townhouse backing the Yowani Golf Course
- 3 bedroom, 2 bathroom with 2 car garage and internal access
- Tightly held, sought after 'Sanctuary' complex
- Immaculate kitchen featuring granite benchtops, Smeg appliances, pantry and plenty of storage space
- Jarrah flooring throughout the entrance, kitchen and open plan living area
- Stylish recessed ceilings and down lights
- Beautiful plantation shutters throughout
- Skylights above the kitchen and living area
- Generously sized bedrooms with built-in robes
- Ensuite to segregated master bedroom with double vanity
- Main bathroom with spa bath
- Both bathrooms with floor to ceiling tiles
- Ducted reverse cycle heating and cooling
- Double garage with remote entry and internal access
- Private, beautifully landscaped and fenced courtyard
- Gate access to the Yowani golf course from the courtyard

**The Numbers:**

- Residence: 172m<sup>2</sup>
- Garage: 38m<sup>2</sup>
- Build: 2004
- EER: 4.5
- Strata Levies: \$1,566 p.q (approx.)
- Rates: \$320 p.q (approx.)
- Strata Manager: Vantage Strata
- Total number of townhouses in development: 185