

16 Dorrit Black Crescent, Lyneham, ACT 2602

Sold House

Friday, 12 April 2024



16 Dorrit Black Crescent, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 1

Area: 635 m2

Type: House



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This much-loved family residence is the perfect opportunity to secure a well maintained, move in ready home in the Inner North. Huge, double-glazed windows provide leafy views from every room. The home offers a practical layout with three good sized bedrooms plus rumpus or 4th bedroom/home office and multiple living areas. The kitchen has been expanded to include a large benchtop area and has a brand-new electric stovetop and oven. The large lounge and dining area looks onto a private north facing courtyard through a picture window. The level block has a large back yard with beautiful established gardens and under cover storage areas. Comfort is assured year-round with near new ducted reverse cycle heating and cooling, a slow combustion fireplace for those cold winter days plus upgraded ceiling and wall insulation. A recently installed heat pump hot water system utilises the rooftop solar system to minimise energy bills. The North Lyneham shops are just a stone throw away for coffee at Hide and Seek café or you can walk to the Old Canberra Inn for drinks.

FEATURES- Well maintained and presented family home, freshly painted throughout- Situated on an RZ2 block- Lovely private setting with northern aspect- Master bedroom with walk in robe- Two additional bedrooms, both with built-in robes- Open plan living and dining area with slow combustion fireplace- Kitchen has brand new cooktop, plenty of bench space and walk in pantry- Converted garage, great as an additional living space or home office, with access to backyard- Separate laundry- Bathroom with separate toilet- Ceiling fans in all bedrooms and living room- Ducted reverse cycle heating and cooling, 18 months old- Double glazed windows throughout- 3.5kW solar system- Electric heat pump hot water system- Wall mounted EV charger- Insulated walls and ceilings- Spacious, flat backyard with paved area for entertaining- Beautiful established gardens- Private, front courtyard- Covered parking area for 2 cars - Walking distance to local playgrounds, playing fields, local shops, Next Gen Health & Lifestyle Club, and The Old Canberra Inn- Close to the Lyneham Ridge Reserve, an array of public and private schools, and Dickson shops

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Private, leafy views from every window
2. The climate conscious upgrades we have made reduce our energy bills and the house is incredibly comfortable year round

STATISTICS (all figures are approximate)

EER: 6.0
Living Area: 123m²
Converted Garage: 20m²
Land Size: 635m²
Land Value: \$771,000 (2023)
Construction: 1987
Rates: \$1,037 per quarter
Land Tax: \$2,175 per quarter (only applicable if not primary residence)
Rental Range: \$750 - \$770 per week