

# 16 Fristrom Crescent, Lyneham, ACT 2602



## House For Sale

Friday, 1 March 2024

16 Fristrom Crescent, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Steve Whitelock  
0402082886



Alex Whitelock  
0412306877

## AUCTION

Located within Canberra's popular inner north this immaculately maintained and updated home offers an easy-care lifestyle close to all amenity. Peacefully set back within Japanese inspired gardens attracting a myriad of bird life this 'feel good' home provides an uplifting sense of light, space and flowing design of indoor/outdoor integration. Set on a manageable 450sqm parcel the home features a spacious lounge room, dining/family areas and refreshed kitchen, all with leafy vistas of the colourful gardens. The segregated master bedroom is complimented by ensuite bathroom and walk-in robe, the other two bedrooms are a good size, both with built-in wardrobes. A private back garden is the perfect tranquil space for enjoying some downtime amongst nature, featuring alfresco entertaining, fire pit area and lovely grassed area. Separate laundry, double garage and plenty of storage space throughout complete a wonderful package. Positioned in a desirable location, just minutes into the city, the refurbished Dickson shopping precinct and all of the popular bars, cafes and restaurants the inner north has to offer. A turn key home ready to enjoy, don't miss your opportunity to inspect this fantastic offering to market! Features include: \* Three bedroom ensuite home \* Large lounge and dining area \* Updated kitchen with breakfast bar and pantry \* Sliding doors from family room to private courtyard and alfresco \* Segregated main bedroom with walk-in robe and ensuite bathroom \* Built-in sliding robes to bedrooms two and three \* Enclosed backyard with quality plants/vegie garden \* Gas heating and Evaporative cooling \* Double garage with storeroom \* Close to Dickson and Lyneham shopping centres & sporting fields \* Block Size: 450 sqm \* House Size: 138 sqm Rates: \$3,792 (approx.) Land Tax: \$6,727 (approx.) UCV: \$684,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra. [REDACTED]