

165/50 Ellenborough Street, Lyneham, ACT 2602



Townhouse For Sale

Tuesday, 2 April 2024

165/50 Ellenborough Street, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Eva Bono
0415668718



Ben Bailey
0415849236

\$1,049,000+

What you see: All the benefits of a family home combined with the ease of townhouse living. Spacious, East facing and a private courtyard with a leafy outlook. What we see: Low maintenance meets optimum convenience and lifestyle. See more: Spacious 3 bedroom townhouse in The Sanctuary Development East facing open plan living areas Large courtyard adjacent to the golf course Large kitchen with granite bench tops SMEG gas cooktop, electric oven & dishwasher Separate laundry & powder room on ground level Oversized East facing master bedroom with walk-in-robe En-suite with double vanity Two additional large bedrooms with built-in-robies & mirrored sliders Large main bathroom with spa bath & separate toilet Timber flooring throughout ground floor Carpeted upper level Ducted heating & cooling Block out roman blinds throughout Downlights Under stair storage Double garage with internal access 2 min drive to Next Gen Canberra 9 min drive to the Australian National University 11 min drive to Canberra Centre 11 min drive to Westfield Belconnen 16 min drive to Parliament House Living: 165m² Courtyard: 51² Garage: 35m² Total: 251m² EER: 5.0 Strata (including sinking fund): \$1,316 per quarter Rates: \$509 per quarter Land Tax: \$618 per quarter (only applicable if rented) Rental Income Estimate: \$730 - \$780 per week Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.