

17/22 Archibald Street, Lyneham, ACT 2602

Canberra
Real Estate

Sold Apartment

Friday, 18 August 2023

17/22 Archibald Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Tony Trpeski

\$450,000

Welcome to your urban oasis, an enchanting ground floor two-bedroom apartment nestled in the heart of Lyneham, where convenience meets charm! Prepare to be captivated by this vibrant gem, bursting with life and character. Step into your personal sanctuary through an inviting entrance, leading you to a sun-kissed living room adorned with expansive windows that embrace natural light like a warm hug. Picture yourself lounging here, surrounded by the gentle hum of the neighborhood, and let the stress of the day melt away. The heart of this delightful abode is a kitchen that beckons you to culinary adventures. With its modern appliances winking at your inner chef and stylish countertops that embody elegance, meal preparation becomes a joyful experience, inspiring gastronomic creativity every day! This home boasts two cozy bedrooms, each exuding a unique charm of its own. The master bedroom, a private haven for relaxation, spoils you with ample closet space for all your style essentials. The second bedroom, a versatile space of endless possibilities, eagerly awaits your personal touch – a tranquil guest room, a creativity corner, or your dream home office! In this vibrant community, the world is your oyster. A stroll away, an enticing array of cafes, eateries, and shops await to satisfy your cravings and delight your senses. Embrace the spirited rhythm of Lyneham's heartbeat and immerse yourself in the local lifestyle. Nature enthusiasts, rejoice! Nearby parks and green spaces offer an enchanting escape, inviting you to embark on adventures of tranquility and reconnect with the great outdoors. Breathe in the fresh air, feel the earth beneath your feet, and savor moments of serenity. Convenience is the name of the game here. With accessible public transport options at your fingertips, traversing the city becomes a seamless affair. Commute to work with ease or embark on urban exploration, knowing you're effortlessly connected to the pulse of Canberra. Safety and security are paramount, and this community prioritizes your peace of mind with a dependable security system in place. More than just neighbors, this is a community that fosters a sense of belonging, where smiles and friendly nods abound. In summary, this enchanting ground floor two-bedroom apartment in Lyneham is a mesmerizing opportunity for those seeking a harmonious blend of comfort and convenience. Perfect for the savvy first-time buyer, the discerning downsizer, or the astute investor seeking a slice of heaven.

HIGHLIGHTS:- Immaculate condition - Spacious ground floor design- Enclosed courtyard- Generous kitchen with an abundance of bench and cupboard space- Renovated bathroom- Separate laundry nook with dryer- Mirror robes to both bedrooms- Reverse cycle air conditioning- Solid brick construction- Dishwasher, electric cooktop and underbench oven to kitchen- Single carport- Multiple off-street visitor parking spaces- Rent potential \$550 - \$600 per week

OUTGOINGS: (per quarter)- Body corporate levies \$740- Water & sewerage \$187- General rates \$415- Land tax \$502 (investors only)