

**184/50 Ellenborough Street, Lyneham, ACT 2602**



**Townhouse For Rent**

Friday, 3 May 2024

184/50 Ellenborough Street, Lyneham, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Queanbeyan Property Management  
0262970005

**\$750 per week**

FORE!! Superbly situated in the popular "Sanctuary" development, backing the Yowani Country Club with a stunning view of the golf Course, this two storey, 3 bedroom boasts almost 174m<sup>2</sup> of living and is North East facing. Upon entry, a wide entry hall flows through to the bright and spacious living area consisting of lounge room and tiled family or dining area. Both open directly to the enclosed courtyard with the beautiful green golf course backdrop. Overlooking the living areas, the full sized kitchen with stone benchtop, 4 burner gas cooktop, built in wall oven, dishwasher and plenty of cupboards and bench prep space. Also downstairs, a large laundry with guest toilet for convenience. Upstairs, a good sized study area and 3 well proportioned bedrooms, each with built in wardrobes, in fact walk in to the master. The master bedroom has plenty of cupboards including sliding mirror built in and walk in robe and opens onto a lovely balcony, enjoying a stunning view of the golf course. Complimented by the ensuite bathroom is tiled from floor to ceiling with double sinks and skylight. Main bathroom also tiled from floor to ceiling, offers corner shower, bath tub and heat lamps. A double garage with auto door and internal access provide accommodation for the family vehicles and ducted heating and cooling plus in-slab heating downstairs, ensure year round comfort. A short drive from Dickson, the Next Gen Gym and only minutes away from either Gungahlin or Canberra City, this attractive and well positioned property is available soon.

3 generously proportioned bedrooms, each with built in wardrobes  
Ensuite bathroom to master bed  
Main bathroom with corner shower, bath tub and heat lamps  
Study area at top of stairs  
Ducted heating and cooling  
Full kitchen with gas cooktop, built in wall oven and dishwasher  
Additional (3rd) guest toilet on lower level  
Good under stairs storage  
Double garage with auto doors and internal access  
Separate lounge and dining areas  
Block out curtains throughout  
Enclosed, easy care courtyard  
174m<sup>2</sup> of living approx (not including garage)  
EER Not Known  
This property complies with the minimum insulation standards.  
In accordance with the Residential Tenancies Act Clause 71AE Process for tenant seeking consent - the tenant must apply, in writing, to the lessor, for the lessors' consent to keep pet/s at this property. The lessor may impose conditions on consent, including but not limited to, the number and type of animals being kept, and any cost involved for rectification required as a result of the animal.

At Blackshaw Queanbeyan and Jerrabomberra we are pleased to offer our tenants flexible rental payment options including weekly, fortnightly or monthly payments to coincide with your pay cycle. Ask us for details.

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