

19/2 Archibald Street, Lyneham, ACT 2602

MARQ

Sold Townhouse

Thursday, 22 February 2024

19/2 Archibald Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 2

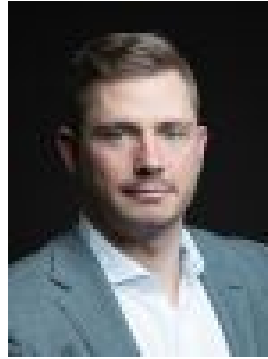
Parkings: 2

Area: 135 m2

Type: Townhouse



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\$765,000

Located in the sought-after inner-north suburb of Lyneham, within the leafy 'Elan' complex is this impressive two-bedroom townhome. Semi-detached and boasting natural light this end unit provides ample privacy and security within the peaceful surroundings of the common grounds and established gardens. On the ground floor is the expansive open-plan living, dining and kitchen space equipped with quality Bosch appliances, stone benchtops and dishwasher. The main living space flows effortlessly out to the delightful tiled courtyard perfect for entertaining. On the first floor, the master bedroom welcomes natural light and space with a contemporary ensuite and mirrored built-in robes while the second bedroom is complimented with its own private balcony looking out toward the established surroundings. Perfectly located within reach of the local Lyneham shopping centre, advanced sporting facilities, Next Gen spa and health centre, the Dickson shopping precinct, restaurants, ideal school catchments and public transport. While only a short drive to the CBD, Belconnen Town Centre and Universities. This home is perfect for the live-in owner or investor looking to buy in a sought-after complex with an inner north postcode. - Impressive two-bedroom semi-detached townhome within the ever-popular 'Elan' complex- Located in the ideal inner north suburb of Lyneham- Functional kitchen with stone benchtops, quality BOSCH appliances and dishwasher- European laundry and downstairs powder room- Well-sized master bedroom with ensuite and mirrored built-in robes - Contemporary bathroom with floor-to-ceiling tiles and bathtub- Bedroom two with its own private balcony and mirrored built-in robes - Reverse cycle split system to the main living space and master bedroom, ceiling fans throughout- Neutral colour scheme, carpet throughout- Private and secure rear courtyard with tiles and established trees- Two car spaces with a storage unit- Additional visitors parking within the complex- Peaceful common areas within the complex including a pool, book library and community garden plots- Lovely established gardens and leafy trees spread throughout- West to rear courtyard aspect- NBN connected fibre to the node (FTTN)- Energy Efficiency Rating 3.5- Rental return approx. \$640 - \$670- 89 sqm living, 43 courtyard, 3 sqm balcony - 135sqm total- Proximity to Lyneham shopping centre, advanced sporting facilities, Next Gen spa and health centre, the Dickson shopping precinct, restaurants, ideal school catchments and public transport. Short drive to the CBD, Belconnen Town Centre and Universities. Rates: \$1,977.82 approx. per annum Land tax: \$2,152.22 (if rented) approx. per annum Body Corp Fees: \$4,365.88 approx. per annum Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ 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