

19/20 Oliver Street, Lyneham, ACT 2602

independent
PROPERTY GROUP

Sold Townhouse

Monday, 14 August 2023

19/20 Oliver Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Townhouse

\$545,000

Discover the perfect combination of convenience & comfort in this charming single-level 2-bedroom townhouse located in the highly sought-after suburb of Lyneham. Positioned conveniently near the light rail & minutes from the vibrant Dickson shopping precinct, this property is poised to surpass all your expectations. The Pines development is a boutique complex nestled in a private setting, #19 presents a distinctive opportunity for downsizers or individuals in search of the ultimate convenience in a prime location. With its own private entrance once you step inside, you'll immediately be captivated by the spacious & private north-facing courtyard, ideal for outdoor entertaining or just sitting enjoying the winter sun. There is loads of potential with lots of room for an outdoor fire pit & plants galore for the keen gardener. Designed for open-plan living, this single-level residence offers a relaxed & effortless lifestyle. The kitchen is a good size, fully functional & featuring a stone benchtop. Cooking with gas has never been easier, with a 4 gas burner stove & oven with a brand new rangehood. The main bedroom flows directly onto the rear courtyard which is low-maintenance, quiet & fully fenced with gated access onto the grounds of the complex. During the warm summer months, you'll relish in the refreshing flow-thru breeze from the front to the rear courtyards. With an energy rating of 5 the property keeps cool in summer & easy to warm in winter. Don't miss your chance to secure this charming townhouse. Contact us now to arrange a viewing & secure your slice of Lyneham living!

Highlights: Ground floor, single level
Floor to ceiling windows throughout
Front & rear courtyards
Established gardens providing privacy
Main bedroom has direct access to the rear courtyard
Open plan living, dining & kitchen
Kitchen stone bench top
Gas cooktop & oven
New rangehood
Vinyl floorboards
Feature brick walls in all rooms
Both bedrooms with built ins
European laundry in bathroom
Security mesh front door
Carport with storage space
Close to public transport
Located in the desirable Lyneham suburb you are within walking distance to the Lyneham shops & all that it offers, Yowani Golf & Country Club, Epic (Exhibition Park), Canberra Tennis, Netball, Gymnastic & Hockey Centres, Canberra Racecourse, Old Canberra Inn, & Tilley's Café.

Essentials: Approximations
Living: 64m²
Courtyards: 53m²
Built: 1982
Rates: \$2,572 per annum
Land tax: \$3,385 per annum (Investors only)
Strata: \$740 per quarter (inc. sinking fund)
Rental estimate: \$490 - \$520 per week
Currently tenanted @ \$430 per week on a month-to-month tenancy agreement
EER: 5.5