

19 Mouat Street, Lyneham, ACT 2602

CapitalResidential

Sold Duplex/Semi-detached

Wednesday, 13 September 2023

19 Mouat Street, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 475 m2

**Type:
Duplex/Semi-detached**



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Contact agent

****PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY**** Positioned on the edge of the city, this light filled, full brick two storey duplex has been highly renovated throughout. Oozing with character and charm, this lovely home is set over two levels and has seen the lower level beautifully transformed into something special with a gorgeous kitchen, separate laundry, and a spacious light and airy living room. The living room opens via a glass sliding door to the covered rear entertaining deck, which is surrounded by a private, low maintenance child and pet friendly rear garden. The kitchen has been cleverly designed to take advantage of the space and features stone bench tops, soft close drawers and doors, a freestanding cooker, dishwasher and a fabulous breakfast bar area where you can enjoy a bite to eat, or simply chat as the chef of the home cooks up a storm. Upstairs is the main bathroom and the three bedrooms, two of which have built-in robes. Other wonderful features include continuous hot water, ducted reverse cycle heating and cooling, double glazed windows and doors, new floor coverings, L.E.D lighting, an upgraded electrical earth leakage switchboard, and it has been freshly painted. Close to excellent public and private schools, sporting facilities, public transport including the light rail and the buzzing Dickson and Lyneham town centres. You are within an easy commute of the CBD, Universities and Government departments with access to the main feeder roads close by. This is a unique opportunity to purchase a part of Canberra's architectural heritage. Property features: -Classic character filled 1960's full brick duplex -Light and airy throughout -Beautifully renovated -Stunning kitchen with stone bench tops and quality appliances -Spacious living and dining area with a feature barn style door -Renovated laundry and a separate downstairs toilet -Double glazed windows and doors throughout -New floor coverings -Updated earth leakage switchboard -Freshly painted throughout -LED lighting downstairs -Ducted reverse cycle heating and cooling -Rinnai continuous hot water -Smoke detectors -Covered outdoor entertaining deck -Private, child and pet friendly rear garden -Single garage -Short walk to Lyneham and Dickson town centres and the Old Canberra Inn -Close to public transport and the light rail -Within walking distance to excellent schools -Directly opposite Southwell Park -Just a short walk to the Next Gen health and fitness centre, the hockey centre and Tennis World -Easy access to the CBD and Universities -Exceptional opportunity

Block size: 475 sqm approx
Property size: 120 sqm
Unimproved Land Value: \$614,000 (2023)
Rates: \$804.00 P.Q
Land tax (only if rented): \$1,302.58 P.Q
Rental Estimate \$750 - \$780 P.W
Energy efficiency rating: 3.5
Last sold: \$935,000 (2021)
Year of construction: 1961

Comparable sales

Date	Address	Price	Date	Address	Price
19/08/2023	110 Lewin Street, Lyneham	\$1,110,000	10/03/2023	35 Longstaff Street, Lyneham	\$1,100,000
07/11/2022	147 Goodwin Street, Lyneham	\$1,080,000	03/12/2022	84 Goodwin Place, Lyneham	\$1,060,000
04/05/2023	52 Earle Street, Lyneham	\$1,060,000	12/06/2023	53 Archibald Street, Lyneham	\$1,060,000
03/11/2022	54 Earle Street, Lyneham	\$1,030,000	15/02/2023	30/06/2023	\$1,045,000
03/11/2022	165 Brigalow Street, Lyneham	\$1,030,000	30/06/2023	22 Fairweather Circuit, Lyneham	\$1,020,000
30/09/2022	11 Fairweather Circuit, Lyneham	\$990,000	20/09/2022	56 Lewin Street, Lyneham	\$1,005,000
18/07/2023	103 Goodwin Street, Lyneham	\$945,000	30/11/2022	71 Hawdon Street, Dickson	\$921,000
06/05/2023	19 Dumaresq Street, Dickson	\$1,085,000	13/05/2023	129 Majura Avenue, Dickson	\$1,085,000
31/03/2023	2 Dutton Street, Dickson	\$1,080,000	13/02/2023	17 Archer Street, Dickson	\$1,040,000
08/05/2023	113 Majura Avenue, Dickson	\$1,015,800	03/03/2023	26/11/2022	\$1,010,000
08/05/2023	179 Majura Avenue, Dickson	\$1,015,800	26/11/2022	21/11/2022	\$1,000,000

Distance to: Bus stop 5m
Brindabella Christian College 500m
Light rail station (Dickson Interchange) 550m
Lyneham High School 550m
Old Canberra Inn 700m
Lyneham Primary School 800m
Lyneham shops 1 km
Yowani Golf Club 1 km
Next Gen fitness centre 1 km
Tennis World 1 km
Dickson Town Centre 1.1 km
Capital Region Farmers Market 3.3 kms
Canberra Centre 3.6 kms