

19 Von Guerard Crescent, Lyneham, ACT 2602



House For Sale

Friday, 3 May 2024

19 Von Guerard Crescent, Lyneham, ACT 2602

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Type: House



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Auction 25/05/24

Large families take note: you no longer need to compromise on space, style or surrounds with this incredibly versatile entertainer situated opposite parkland and offering potential for a fully self-contained two-bedroom flat on the ground floor. Four bedrooms upstairs include a lovely master with a walk-in wardrobe and palatial ensuite that has both a separate bath and walk-in shower. The family bathroom is located adjacent to the other three upstairs bedrooms. A second ensuite master is located downstairs, along with another bedroom and the bonus of both a rumpus/sitting room and a generous plumbed wet area that's just waiting for the final touch of a kitchenette and laundry fit out. Benefitting from a separate entry, this whole level could be used as a rental space or to accommodate multi-generational family members. The upper-floor's living areas wrap around an expansive covered deck that has enough space to zone for relaxing and eating. Roll down the café blinds and it becomes a true three-season hosting option. There are plenty of indoor alternatives for entertaining when the weather cools. A 10-seat dining room has slider access to the deck. A meals area adjacent to the efficient kitchen is roomy enough for an 8+ seat table and the kitchen island will seat another 3. A family room tucked away in the northerly wing would make a great hang-out zone for teens, while adults will likely enjoy the large sunken formal lounge in the southern wing which features a modern gas fireplace with brick hearth. With Lyneham Ridge Reserve at the top of the street and the North Lyneham sports field within two blocks, there's plenty of green space around, but it's the life-changing proximity to both the city and Belconnen that will give you the time to enjoy it. Families will also appreciate the close proximity to a choice of both public and private schools including Radford College, Brindabella Christian College, and Lyneham Primary and High School. Quality features: * Immaculate 6-bedroom family residence in sought after North Lyneham * Positioned on the high side of the street * Playground directly opposite - perfect for families with children * Welcoming front verandah - views to Mt. Ainslie * Master bedroom with walk in robe and luxury renovated ensuite * Remaining 5 bedrooms all with built-in robes * 3 renovated and spacious bathrooms * Two segregated living areas * Quality window treatments throughout * Gas fireplace with brick hearth in the sunken formal lounge * Electric reverse cycle heating and cooling to upper level * Separate formal dining room * Open plan meals area and kitchen with skylight and vaulted ceiling * Renovated kitchen with stone benchtops, quality appliances, gas cooktop, Miele dishwasher, steam oven, island bench and generous storage * 3 generous sized bedrooms adjacent to the main bathroom * Sparkling main bathroom in neutral tones complete with bathtub and separate shower * Separate laundry room with direct outdoor access * Downstairs rumpus/sitting room with separate access and abundant storage * Potential kitchenette with laundry area * Remaining 2 bedrooms to ground floor, both with built-in robes * Double garage with remote, internal access and additional store room * Expansive covered outdoor entertaining area * Low maintenance grounds with grassed area - ideal for kids and pets * Garden shed * Separate carport/workshop with remote door and rear yard access * Prime North Lyneham location * Short stroll to Yowani golf course and Next Gen sporting facilities * Close proximity to an assortment of public and private schools/colleges

Stats: Home size: 307 sqm
Garage & Store: 62sqm
Enclosed carport: 26sqm
Block size: 817 sqm
UV: \$902,000 (2023)
Year built: 1987
Rates: \$5,429 pa
Land Tax if rented: \$10,167 pa

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