

**2/9 Oliver Street, Lyneham, ACT 2602**



**Townhouse For Sale**

Tuesday, 28 November 2023

2/9 Oliver Street, Lyneham, ACT 2602

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Antony Damiano  
0473444666



Georgia Mikic  
0403467447

**\$1,099,000+**

In-Room Auction 13th December 5:30pm LJ Hooker Canberra City Auction HQ Buyer Price Guide:

**\$1,099,000+** Architecturally designed by AMC and masterfully created, this outstanding opportunity in Canberra's Inner North is highly desirable. Boasting a free flowing design filled with natural light and taking advantage of space at every turn this opportunity is not one to be missed! Set ideally with street frontage and in a boutique development of only 10 townhouses, this large 3 bedroom, 2.5 bathroom townhouse effortlessly flows over two luxurious levels. Cleverly designed to maximise space and encourage outdoor entertaining opportunities, enjoy a seamless blend of light-filled areas. Discover the super-spacious comforts of open-plan living and dining complemented by a deluxe kitchen featuring high-end Franke appliances and sleek stone bench-tops. A separate lounge room is conveniently located for that added benefit of multiple living areas. Sliding doors off the main living area spill out onto the well sized rear courtyard, capturing natural light at all times of the day. This special place has all your entertaining needs covered with more than enough room for a dining and lounge setting. A low-maintenance garden completes the outdoor picture. Superbly located, enjoy easy access to Dickson shopping, Woolley Street restaurants, public transport, local schools, ponds and a short drive to Canberra City and Civic. Take advantage of all that's on offer within walking distance. Features Include- Rental estimate \$900.00-\$950.00 per week- East Facing - High Square Set Ceilings - LED Lighting Throughout- Ducted heating & cooling - Custom Joinery throughout- Modern neutral design with light filled interior- Engineered timber flooring to living areas - Franke appliances - Double glazed windows & sliding doors- Open plan kitchen/dining and lounge- High end kitchen featuring stone bench tops- NBN Connected - Powder Room on Ground- Separate Laundry- Gas continuous hot water system- Chic Tiles - Plush Carpets- Double Lock Up Garage - Private rear courtyard - 200m to the Light Rail Stop Living: 145m<sup>2</sup> Garage: 37m<sup>2</sup> Outdoor: 79m<sup>2</sup> Total: 261m<sup>2</sup> Built: 2021 EER: 6 Body Corp: \$3,230.00 Per annum Rates: \$2,658.92 per annum (approx.) Land tax (investors): \$3,647.11 per annum (approx.)