

2 Garling Street, Lyneham, ACT 2602

LUTON

Sold House

Saturday, 3 February 2024

2 Garling Street, Lyneham, ACT 2602

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 722 m2

Type: House



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\$1,630,000

In the leafy heart of Lyneham where street trees form a shady canopy, extensions and architect designed renovations have created a spacious and stylish home offering generous living areas flowing to entertaining space, four bedrooms, including oversized master and guest bedrooms, both with ensuites, a study, plus garden studio and a double carport. Richly planted gardens shelter the home and outdoor areas, creating a sunny, peaceful haven with lovely garden views from every room. The superb location is a short walk to Tilley's, Lyneham primary and high schools, and steps to Lyneham pre-school. It is also just a stroll to bus routes to the City and Belconnen centres, and the light rail! Striking, spotted gum timber flooring extends through the open plan living areas and hallway, complemented by neutral white décor throughout and pendant LED lighting. Remodelled as part of the recent renovation, the spacious new kitchen showcases stone and spotted gum benchtops, an induction cooktop, pyrolytic oven, Miele dishwasher and a large amount of storage. A separate lounge or library offers a quiet retreat. From the family room a sliding door opens onto private outdoor space overlooking gardens, including raised veggie beds with flourishing greens and an attractively crafted hen house. On the opposite side of the living area, French doors open onto the covered entertaining deck overlooking the paved rear garden, where many family gatherings have been enjoyed. Sustainability is another outstanding aspect of the home, which includes 21 solar panels, a heat pump powered hydronic heating system, ceiling and under-floor insulation, and double brick walls to most of the home. Ducted evaporative cooling maintains summer comfort. The generous master bedroom enjoys a private garden outlook and features a walk-in robe and ensuite. Third and fourth bedrooms have built-in robes and are served by the main bathroom, which includes a bath and separate w/c, also accessed from the laundry. At the opposite end of the home beside the entry, the large second bedroom offers a wall of built-in robes, a reverse cycle air conditioner and a disability-friendly, modern ensuite. As-new, quality wool carpet and honeycomb blinds feature in all four bedrooms and study. The huge amount of storage throughout the home is another advantage. In the rear garden is an insulated, timber-lined studio with double glazing, and attached shed. There is a substantial double carport and additional off-street parking for other vehicles. The peaceful location is not only close to Lyneham shops and schools, hockey, tennis and gym facilities and playing fields, but within easy reach of Dickson shops and College, the ANU, The University of Canberra and the Australian Catholic University. A distinctive home displaying tasteful finishes and a floor plan which offers flexibility for families, ready for living and entertaining, in an enviable location!

Key Features

- Extensions and architect-designed renovations have created a spacious and tastefully finished home
- Sought-after, peaceful location in Lyneham, sheltered by a shady canopy of street trees and richly planted mature gardens
- Opposite the pre-school, and only a short walk to shops, schools, sporting facilities, bus and tram
- Generous main living area, separate lounge, four bedrooms including oversized master and second bedrooms, three bathrooms including two ensuites, and a study
- Striking, spotted gum timber flooring from entry through open plan living area and hall, complemented by neutral white décor and pendant LED lighting
- Large new kitchen showcases stone and spotted gum benchtops, a Bora induction cooktop with built-in extraction fan beneath, an AEG pyrolytic oven, Miele dishwasher and a large amount of storage in soft close joinery
- Separate lounge or library with built-in shelving
- Family room opens onto private outdoor space overlooking gardens, including 7 raised veggie beds providing self-sufficiency in flourishing greens, fig, citrus, apple, and attractively crafted hen house
- On opposite side of the living area, French doors open onto the covered entertaining deck overlooking the paved rear garden, where many family gatherings have been enjoyed
- Sustainability is another outstanding aspect of the home which has 21 solar panels, upgraded in 2023, 7 being on a high feed-in tariff and 14 additional panels
- Heat pump powered hydronic heating system and ducted evaporative cooling, with hot water provided by a heat pump system and an additional electric system on a solar timer
- Double brick walls to most of the home, ceiling and floor insulation
- Generous master bedroom enjoys a private garden outlook and features a walk-in robe and ensuite, while as-new, quality wool carpet and honeycomb blinds feature in all four bedrooms and the study
- At the opposite end of the home alongside the entry, the second oversized bedroom offers a wall of built-in robes, a reverse-cycle air conditioner and a disability-friendly, modern ensuite
- Third and fourth bedrooms have built-in robes, served by the main bathroom which includes a bath and separate w/c
- Huge amount of storage throughout the home
- In the rear garden is an insulated, timber-lined studio with double glazing, and a shed alongside
- North facing, discreetly situated washing line and eight raised veggie beds
- Double carport and additional off-street parking for other vehicles
- Peaceful location, steps to pre-school and short walk to Lyneham shops, primary and high schools, Lyneham sports precinct and playing fields, including gym, tennis and hockey facilities
- Close to

Dickson shops, swimming pool and College, the ANU, the University of Canberra and Australian Catholic University • Only metres to bus route to the City and Belconnen town centres, and an easy walk to tram
RATES: \$ 4,410.00 UV: \$ 848,000