

23 Fernyhough Crescent, Lyneham, ACT 2602

Townhouse For Sale

Saturday, 18 November 2023



23 Fernyhough Crescent, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 99 m2

Type: Townhouse



Jacob Stanton
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Auction 09/12/2023

Imagine a charming two-story, 2-bedroom + studio, 2-bathroom retreat tucked away in the coveted "HILLVIEW" complex in North Lyneham. Recently adorned with fresh paint and new floors, this spacious haven is like a breath of fresh air, quietly nestled against a serene reserve with an appealing street frontage. Step into a meticulously designed dwelling that exudes its own unique charm, starting with a separate entry guiding you to a spacious bathroom and laundry combo on the lower level. A delightful guest bedroom, complete with built-in robes and a door opening to an easy-care back courtyard, invites you to unwind in style. Let's highlight a distinctive feature: the secret weapon of this townhouse – a converted garage that transcends its traditional role. It's a versatile studio or 3rd bedroom, a haven for creativity, or a space to pursue your passions. Picture the possibilities: a home office, a cozy salon, or a hub for your side projects. And the best part? It effortlessly transforms back into a garage if the need arises. Upstairs, a warm and welcoming open-plan living and dining area awaits, accompanied by the comfort of reverse cycle heating & cooling. The kitchen, features an electric cooktop, oven, and a breakfast bar, making for a culinary dreamland. The oversized master bedroom, boasting built-in robes, extends to a balcony with a leafy view that's nothing short of divine. A two-way bathroom completes the upper level, adding to the ease of living. Within a 1.5km radius, families enjoy diverse schooling options including Brindabella Christian College (independent), Maribyrnong Primary School (government), Kaleen Primary School (government), Lyneham Primary School (government), and St Michael's Primary School (Catholic). A variety of choices for a tailored education experience. In the heart of it all, this residence is a mere 5-minute drive from Lyneham's local shops and the Dickson precinct, with convenient public transport just around the corner. Need to venture a bit further? A quick drive takes you to Calvary Hospital in Bruce and the City Centre, where convenience meets necessity. Picture the lifestyle.. The Perks: • Freshly upgraded: new paint, new floors, modern elegance. • Quietly nestled with appealing street frontage against a serene reserve. • Meticulously designed 2-bed, 2-bath haven in the "HILLVIEW" complex. • Unique charm, separate entry, thoughtful layout. • Guest bedroom with built-in robes and easy-care courtyard access. • Versatile garage: creative studio or 3rd bedroom, easily converts back to parking. • Warm open-plan living, equipped with reverse cycle heating & cooling. • Culinary dreamland kitchen: electric cooktop, oven, and breakfast bar. • Oversized master bedroom, built-in robes, divine leafy balcony view. • Two-way bathroom on the upper level for added convenience. • 5-minute drive to Lyneham's shops, Dickson precinct. • Within 1.5km radius to a variety of quality schooling options • Convenient public transport, quick access to Calvary Hospital, City Centre. • Affordable lifestyle, combining comfort and city living without breaking the bank. Unlock the door to your new haven this holiday season. The Numbers: • Total internal living: 75.7m² approx. • Garage/Studio: 23.89m² approx. • Front Courtyard: 13m² approx. • Back Courtyard: 36m² approx. • Block: 127m² approx. • Strata: \$470.42 p.q approx. • Rates: \$545 p.q approx. • Build: 1994 • EER: 3 Stars