

24 McClintock Street, Lyneham, ACT 2602



House For Sale

Friday, 3 November 2023

24 McClintock Street, Lyneham, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Albert Stavaruk

\$1,350,000+

Welcome to this beautifully refurbished townhouse, tailor-made for downsizers or busy professionals seeking a single level home, without the compromises in space, normally found in most townhouses. Nestled in a tranquil setting, this home boasts spacious courtyards at both the front and rear, offering a perfect blend of form and function. If you're looking to downsize and need to sell, flexible settlement times of 90 to 120 days will be considered at contract exchange. One of just two strata titled residences set on a corner block, each with a different street access, it offers 171m² of living area with its own double brick carport and a large brick workshop attached. Importantly body corporate expenses are largely negated, with normal building insurances making up for most of this cost, as a common area is virtually non-existent. Sunlight floods through full-height double-glazed North facing windows and doors, which grace the formal and informal living areas as well as the master bedroom, with these rooms all enjoying a tranquil, leafy, outlook, into the front courtyard. These living spaces effortlessly open onto a 150m² fully paved and exquisitely landscaped front courtyard, partially sheltered by a versatile 7.2 x 3.6-meter metal gazebo, which can be opened and closed providing protection from both the sun and the rain. Surrounded by Japanese Maples, crepe myrtles, and various flowering shrubs, this space is a true delight, making it perfect for year-round outdoor entertaining. The heart of this home, the distinctive new kitchen, will enchant even the most discerning chef, featuring a generous island bench, two pantries, European appliances, and an abundance of storage with ample drawers and cupboards. Additionally, it offers a breakfast bar and a beautiful solid oak built-in meals table, seamlessly connecting with the spacious informal living areas. The luxurious main bedroom and ensuite bathroom provide a picturesque view of the stunning front courtyard, while the fourth bedroom is conveniently located at this end of the home, making it ideal for a home office or child's nursery. The second and third bedrooms, capable of accommodating queen-sized beds, are situated at the opposite end of the home, adjacent to the fully renovated bathroom and laundry, making them perfect for older children, extended family, or guests. These rooms all open onto the serene rear courtyard, which is again beautifully paved and adorned with Japanese maples, box hedges, and a full-height pittosporum hedge along the rear boundary, ensuring privacy from neighboring residences. Year-round comfort is ensured with ducted reverse-cycle air conditioning throughout the home, and under-tile heating in the kitchen and bathroom will make those chilly winter mornings more bearable. With excellent insulation and double glazing on all north-facing windows, this home boasts a healthy 5.5-star energy rating, further enhancing your living experience. Don't miss the chance to make this peaceful retreat your own – a spacious, low-maintenance haven that truly stands apart. The second dwelling (also to be offered for sale separately, in the not too distant future) is a smaller 2 bedroom ensuite property offering 95m² of living area and a unit entitlement of around 320m². With both properties having separate street entrances, both have their own individual street addresses and also have separate metering for gas electricity and water. Outside of the courtyard areas both properties also have low maintenance landscaping with separate fully automated watering systems for each.

Features:- Totally renovated throughout- 170.5m² of internal living space- Beautifully landscaped courtyards front and rear totaling around 230m²- Huge 7.2 x 3.6m colourbond metal pergola in front courtyard- Remaining grounds landscaped with low maintenance trees and shrubs- Double glazed windows and sliding doors to Northerly orientated formal and informal living areas.- Reverse cycle ducted heating and cooling throughout.- Under tile heating to Kitchen and main bathroom- Freshly repainted and recarpeted throughout.- Double Brick carport with spacious workshop at rear -