

**26/21 Cossington Smith Crescent, Lyneham, ACT
2602**



Townhouse For Sale

Tuesday, 6 February 2024

26/21 Cossington Smith Crescent, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Katrice Velnaar
0411449071



Anthony Weston
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\$799,000+

What you see: A townhouse that meets all your needs
What we see: Downsize your maintenance, not your lifestyle
See more: HAMILTON PARK
Three bedroom townhouse
Well proportioned home
Multiple living spaces on ground level
Light filled, north facing aspect
Beautifully renovated kitchen with electric stove, oven and dishwasher
Three spacious bedrooms upstairs with views across the park
Bedrooms have balcony access
Master bedroom with walk-in robe
Remaining two bedrooms with built-in robes
One main updated bathroom plus two powder rooms
Under stair storage
Heating/cooling - two split systems downstairs, 1 split system upstairs in main bedroom, evaporative cooling upstairs and ceiling fans in each bedroom.
Low maintenance entertaining courtyard and deck with established gardens
Single garage with internal access
Visitor parking at the front door
Gate access from courtyard to adjacent park land
Conveniently located across from local shops, cafes and park/playground
Located minutes to public transport
Australian Institute of Sport, Calvary Hospital and University of Canberra are all close by
Living size: 124m²
Garage size: 26m²
Built: 1989
EER: 1.5
Body Corporate: \$730 per quarter
Rates: \$729 per quarter
Land Tax: \$925 per quarter (applicable only if rented)
Rental Estimate: \$630 - \$680 per week
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