

26 Fred Williams Crescent, Lyneham, ACT 2602

LUTON

Sold House

Friday, 12 April 2024

26 Fred Williams Crescent, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 254 m2

Type: House



Jane Ahern

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Contact agent

Perfectly positioned within one of the most sought-after and closely held Inner North suburbs, this three bedroom, one bathroom, single level townhouse has a serene and peaceful appeal. Close to parkland, surrounded by a leafy streetscape and set within a private and secure 254m² block, the appealing courtyard home offers all the benefits of an easy-care, single level living lifestyle. With the local shops just a stroll away past gum trees, green space and parkland, home will feel like a rural oasis. Ideal for first home buyers, young families and investors, the townhouse represents a wonderful opportunity to enter this popular market. Ripe for renovation and offering approx. 93m² of living space, the property is ready to be upgraded to suit the new owners. A spacious living room, full of natural light, extends to the dining room, both areas overlooking the front courtyard garden. A smart floor plan has a neat functional kitchen centred between the dining and living rooms, making it convenient for formal and informal meals. The three bedrooms are all a good size, light-filled and each has a built-in wardrobe. Central to the bedrooms, the bathroom has a bath and a shower. Outside, the private, front courtyard can be your joy. Perfect for bringing the living outside in summer, and barbecues under outdoor heaters in winter, here's where you can create your own secluded haven/pet run/vegetable bed/paved entertainment area - the options are endless. Excellent tenants have made this their home for over 8 years, with their current lease ending in October. Appreciate the rental income while you plan your ideal home. Whether you are a first home buyer, downsizing or an investor, this spacious townhouse, sitting peacefully and privately in its leafy complex, offers easy living and the chance to create your lifestyle. Central to Dickson and Canberra City's amenities - make it yours. Features Include:-Serene single level townhouse in leafy area-Private secluded courtyard with leafy outlook-Spacious living room overlooking front courtyard-Dining room adjacent to kitchen-Functional kitchen with electric stove, plenty of storage-All three bedrooms with built-in wardrobes, -Bathroom with shower and bath-Laundry opens to rear courtyard-Single garage with roller door-Rear courtyard with washing line-Large front courtyard-Close to parkland, playground, local shops-Over the road from sports and fitness facilities-Close to bus and Light Rail stops-Easy access to main transport routes-All ages & stages of public & private education facilities within easy reach-Abundant walking and cycling trails to follow-Close to nature reserves, O'Connor Ridge-Rental Appraisal: \$580-\$610 per week-Built 1988Living: 93sqmGarage: 27sqmBuilt: 1988EER: 2Rates: \$2865 paLand Tax: \$3802 paStrata Fees: \$2218.72 paAll measurements, amounts and values are approximate and not to be relied upon. Buyers to make their own enquiries.