

26 Von Guerard Crescent, Lyneham, ACT 2602

House For Sale

Wednesday, 3 April 2024



26 Von Guerard Crescent, Lyneham, ACT 2602

Bedrooms: 5

Bathrooms: 2

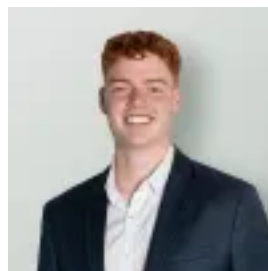
Parkings: 2

Area: 821 m2

Type: House



Josh Yewdall
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AUCTION

Situated in the highly sought-after suburb of North Lyneham, this unique family home provides a rare opportunity for a new family to make it their own! Originally built in 1987 and set over an 821sqm block, the home has been designed with vast amounts of space and room to move, with multiple living areas all with brand-new high-quality carpet and dedicated dining, lounge, family, and a large multi-purpose rumpus room. The kitchen is an open-plan style with great flow through to the dining area and is fitted with a gas cooktop, electric oven, range hood, dishwasher, and vast amounts of storage and serving space. There are five bedrooms in the home, all with fresh new carpet, and the main bedroom at the front of the home features great natural north-facing light and a brand new renovated ensuite with separate double vanity, beautiful tiling, and BIRs. The remaining bedrooms are conveniently spread out throughout the home and have BIRs, except the multipurpose bedroom located in the outer portion of the home, which can be utilized as a bedroom, home office, studio, etc. Both the main bathroom and the laundry in the home are spacious, with the bathroom boasting a large vanity, mirror, ample bench space, a good-sized shower, and a bath. Similarly, the laundry is also generously sized and offers external access to the backyard. The external portions of the home are some of the key highlights with the front boasting a brand-new manicured lawn, three driveways to utilize, large double car garage with electric roller door, and an ideal north-facing aspect for all day sun. The center of the home has an external covered courtyard area perfect for entertaining all year round and leads into that fifth multipurpose bedroom. The backyard features more manicured lawn, garden shed and beautiful landscaped garden beds. Location wise, you'll struggle to find better, with being only minutes from the center of town in the City, close to the new Dickson shops, the Light Rail for transport, and close to terrific schooling options in Dickson College, Daramalan College, Radford College, and the University of Canberra. * High demand location with minimal sales each year available (North Lyneham) * Rare offering with layout (5/2/2) * Built originally in 1987 * North-facing aspect all on single level * 821sqm block / 218sqm internal living / 41sqm garage * Perfect opportunity for an abundance of buyer types as well as separate rental * Multiple living areas with brand-new high-quality carpet and dedicated space for living, lounge, family, dining, and a handy large rumpus room area * Open plan kitchen with great flow and features gas cooktop, electric oven, range hood, dishwasher, and vast amounts of storage and serving space * Five bedrooms all with brand-new high-quality carpet * Renovated ensuite and BIRs in the main bedroom * Two bathrooms with the main bathroom featuring a large vanity, shower and bath * Ducted A/C + separate reverse cycle unit * Three great external areas with upgraded front yard with new lawn, centered external courtyard space, and backyard with manicured lawn and landscaped garden beds * Triple driveway + double car garage * EER 2.5 * Terrific location to schools, shops, Light Rail, and sporting/fitness centers Rates: \$4,804pa (approx.) UCV: \$969,000 (2023) While all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.