

**28/50 Ellenborough Street, Lyneham, ACT 2602**

LUTON

**Townhouse For Sale**

Thursday, 21 December 2023

28/50 Ellenborough Street, Lyneham, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 234 m2**

**Type: Townhouse**



Sophie Luton  
0261763425



Richard Luton  
0261763425

## Auction

This stunning town residence is in a super prime spot, with a beautiful backdrop of Yowani golf course. Offering a serene and picturesque environment, this home is perfect for those who enjoy tranquillity but also value convenience; located moments to almost anywhere! Upon entering, you'll be greeted by a bright and inviting living space. The open concept layout creates a seamless flow between the living, dining, and kitchen area out to the private terrace. Upstairs, you'll find three spacious bedrooms. The master bedroom is complete with an ensuite and a walk-in robe. Two additional bedrooms with built-in-ropes and easy access to the main bathroom. Other notable features include a separate laundry and downstairs powder room and double garage. The Sanctuary complex has a lovely community feel and offers beautiful, professionally maintained gardens and 2 playgrounds/BBQ facilities/communal entertainment areas. Close proximity to Dickson, Canberra City, universities and multiple schools. Also Belconnen and hospital - whilst being in quiet, leafy grounds. Features: Large town residence backing onto Yowani Golf Course A serene and private setting Northerly aspect to the courtyard and living area/main bedroom A beautiful outlook and ambience from the living areas and master bedroom, with golf course aspect and direct access from the rear courtyard Large open-plan living room with space for formal lounge and dining rooms, plus family and meals area Kitchen with stone benchtops and stainless-steel appliances including dishwasher, oven and cooktop Laundry and downstairs powder room Main bedroom with golf course outlook, ensuite with double vanity and walk-in-robe Bedroom two with built-in-robe Bedroom three with built-in-robe Main bathroom with bath and shower and separate toilet Ducted gas heating Reverse cycle unit in all bedrooms Next door to sporting facilities - Yowani golf course, Tennis & Hockey centres, NextGen gym and pool (Netball centre and Southwell Park only a couple of minutes further) Small local shopping centre 2 minutes walk, with highly rated cafe, restaurant, minimart etc Nature reserve & walking trails 5 minutes walk EER: 4.5 Land Rates: \$509 P/Q approx Body Corporate: \$1,415 P/Q approx (including sinking fund) Internal living area: 165m<sup>2</sup> approx Block size: 234m<sup>2</sup> approx