

3/50 Ellenborough Street, Lyneham, ACT 2602

STONE

Sold Townhouse

Saturday, 25 November 2023

3/50 Ellenborough Street, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$1,250,000

When it comes to living a lifestyle of quality, tranquillity and space, with so much on your doorstep it is hard to look past the highly prized homes parcelled within 'The Sanctuary', and 3/50 Ellenborough Street is no exception. Regarded as one of the Inner North's most sought after communities, this immaculate three-bedroom residence is a rare offering to the market, being only one of a select few that enjoys picturesque golf course views, open plan spacious interiors, a versatile floorplan suited to all demographics and surrounded by meticulously manicured gardens throughout the complex. Nestled just a moment's walk from a host of local amenities including, North Lyneham shops, Next Generation Gym and Sports Centre, the Old Canberra Inn and Lyneham sports fields. The shops and restaurants of Dickson are only marginally further away and still within easy walking or riding distance. Nature is also at your fingertips with the bushland trails of O'Connor Ridge, Bruce Ridge and Black Mountain only a short distance away along with an outlook onto the manicured nature of Yowani golf course at your back door. Lyneham Primary, Lyneham High School and Brindabella Christian College are an easy walk as is the closest light rail stop, with the city only 5km away on easily accessible bike paths. The residence itself is spacious and airy with a grand entrance hallway leading into an open plan kitchen, dining, and living area. The kitchen has been completely redesigned with flooring and window furnishings having been recently updated making the space even more appealing. Upstairs are three large bedrooms, the main bedroom with a generous ensuite and walking robe. Other features of this house include: - Grand hallway upon entry sets the tone for the rest of the home- Beautiful high ceilings throughout- Open plan spacious interiors flooded with natural light- Separate living and dining areas both with direct access to outdoor courtyard- Beautifully landscaped courtyard overlooking the golf course- Custom designed, renovated kitchen with quality appliances- Master suite with large walk in robe, ensuite and outdoor balcony with serene golfcourse views- All bedrooms of generous size with built in robes- Custom built study area on the landing- Both bathrooms with floor to ceiling tiles and solar powered skylights- Fully equipped laundry room and downstairs powder room- Security system

Outside:- Double garage with internal access- Immaculately maintained external courtyard backing golf course- Visitor parking very close to the home- Manicured gardens throughout the complex

Features Overview:- Stunning orientation- take advantage of the sunrise- NBN connected with Fibre to the Node (FTTN)- Age: 23 years (built in 2000)- EER (Energy Efficiency RATING): 5.0 Stars

Development Information:- Name of development: The Sanctuary- Number of buildings in development: 185- Strata management: Vantage Strata

Sizes (Approx)- Ground floor: 93.2 sqm- First floor: 80.5 sqm- Garage: 38.0 sqm- Total residence: 211.7 sqm

Prices- Strata Levies: \$1465.85 per quarter- Rates: \$386.24 per quarter- Land Tax (Investors only): \$502.38 per quarter- Conservative rental estimate (unfurnished): \$750-\$770 per week

Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Brick veneer and compressed cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles and metal decking- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Fences: Timber, brick, and metal fences- Window Frames: Aluminium window frames to all windows except the front door which has a timber window installed- Window Glazing: Single glazed windows

Inspections: We are opening the home most Saturdays. However, if you would like a review outside of these times please email us at: jessdoolan@stonerealestate.com.au

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