

3/9 Oliver Street, Lyneham, ACT 2602

independent
PROPERTY GROUP

Townhouse For Sale

Friday, 8 March 2024

3/9 Oliver Street, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 144 m2

Type: Townhouse



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\$1,175,000

Positioned in the boutique development, Maya, this exceptionally unique Inner North townhouse has been expertly designed while the considered architecture blends harmoniously with the established leafy surrounds. The large living and dining room is gracefully finished with timber look flooring and elegant sheer curtains while the modern kitchen forms the central hub of the home. Premium Franke appliances, including a 4-burner gas cooktop is accompanied with timber overhead cupboards, stone benchtops, a glass splashback and a double bowl sink. With an additional living area upon entry and the large rear courtyard, the residence conveniently has multiple indoor and outdoor spaces to relax and entertain. Upstairs, the main bedroom features a large built-in robe and East facing floor to ceiling double glazed windows providing stunning morning sunlight. The neutral and stylish ensuite is inclusive of two mirrored medicine cabinets with a long recessed shelf beneath, full height tiling and heat lights. The Remaining two bedrooms both feature mirrored built in robes and are perfectly serviced by the main bathroom which includes the same excellent features as the ensuite. Additionally, the residence offers zoned ducted heating and cooling, a downstairs powder room and a double garage in the basement. With only 10 townhouses in the development, this is truly a unique offering in a fantastic location. The Light Rail is only 290m away which takes you straight to the City Centre in under 10 minutes. Other close by amenities include the Lyneham Shops, Lyneham High School, Lyneham Playing Fields and the newly developed Dickson Village offering eateries, supermarkets and many lifestyle facilities. Features: - 144m² of living - 38m² garage in basement - Boutique development with only 10 residences - Double glazing throughout - Timber look flooring - Sheer curtains and block out blinds throughout - Zoned ducted heating and cooling - Franke appliances including gas cooktop - Additional living space upon entry - Downstairs powder room - Mirrored built in robes in all bedrooms - Full height tiling and mirrored medicine cabinets in both bathrooms - Private rear courtyard with covered space - Visitor parking in basement - 290m to Light Rail stop - 10 minute walk to Dickson Village - 10 minute drive to City Centre Figures: Strata: \$3,500 p.a approx Rates: \$2,700 p.a approx Land tax (investors only): \$3,700 p.a approx Built: 2021