

31/11 McClintock Street, Lyneham, ACT 2602

home by holly

Sold Townhouse

Friday, 11 August 2023

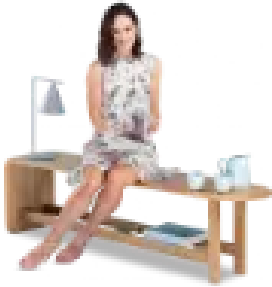
31/11 McClintock Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Ash Costello
0491850701



Sally Strang + Ash Costello
0491850701

\$700,000

#soldbyash #soldbysally \$700,000A light and bright 2-bedroom inner north townhouse, positioned at the edge of Yowani Heights, sits behind established trees and secure fencing, offering privacy and tranquillity. Upon entering this single level home, you will walk through the garden to a sunny, covered courtyard. Stepping inside, you'll find a spacious dining area, a living room with neutral tones, warm timber flooring and full-length windows, and a well-designed kitchen with additional seating and myriad storage elements. Beyond the living areas, there are two bedrooms with built-in robes, the main having direct access to a two-way bathroom – comprising vanity, shower, and separate bathtub – with a separate toilet between the two rooms. The laundry is conveniently tucked away at the rear of the kitchen and has its own door nearby to take the washing directly outside. Enjoy year-round comfort with reverse cycle heating/cooling. A high energy rating, northerly aspect and skylights assist in minimising your living expenses. This townhouse offers a sense of freedom and space, with many outdoor elements. In addition to the covered entertaining area, there is a second space for gardening or simply sunning oneself, as well as direct access to the front garden that adjoins the property. Included also is a single lock-up garage space with storage and an additional outdoor parking bay. This Lyneham complex within Yowani Heights is a small community of only 14 residences and offers low-maintenance living, privacy and convenience. Well located for access to Dickson, Belconnen, City Centre, ANU and University of Canberra, and Lyneham's sport and recreation precinct. features. .leased until 26 October 2023 for \$590 per week. quiet, private & secure townhouse with North facing aspect .sunny, large open plan living area. fully renovated kitchen, with large island bench, 40mm stone benches, induction cooktop, soft close drawers & cupboards, ducted range hood & dishwasher. renovated two-way bathroom with shower, separate bath & separate toilet. timber flooring in living area & bedrooms. bedroom 1 has built in robes plus ensuite style access to the bathroom. bedroom 2 also has built in robes. dual roller blinds in living area. LED downlights. reverse cycle heating & cooling. only 1 adjoining wall with its neighbour. 1 x remote lock up garage with storage, plus an allocated 2nd car space. fully enclosed courtyard surrounded by 6ft high colorbond fencing & lockable gate. pergola covered entertaining area. large pebbled area that could be turned into a 2nd zone if you wanted some grass or a vegie patch- Elevated outlook with views to Mt Majura. direct street access. security screening on windows & doors. gas hot water system. Yowani Heights is a boutique development of only 14 townhouses. NBN connected EER: 3 Living size: 103m² approx. Year built: 1988 Body Corporate: \$565 approx. p/q Land rates: \$642 approx. p/q Land tax: \$855 approx. p/q (only applicable for investment)