

36/2 Archibald Street, Lyneham, ACT 2602

home by holly

Sold Townhouse

Monday, 14 August 2023

36/2 Archibald Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



Jenny McReynolds
0491850701



Cris O'Brien
0409308038

\$821,000

#soldbycris #soldbymcreynolds \$821,000 Location, lifestyle and comfort all rolled into one with this beauty! Tucked away in a fabulous location within the popular 'Elan' complex is this impressive two-bedroom ensuite plus study townhouse set over two lovely levels. With a northerly aspect to the rear and sun filled living this delightful home just feels good, with its warmth and charm being immediately evident when you step inside. A private gated and tiled front courtyard is your entry point into this lovely residence. On the ground floor is the expansive open plan tiled living, dining and kitchen areas. The kitchen itself features quality Bosch appliances, stone bench tops and excellent storage, the chef of the home will be in their happy place as they work away, whilst still being able to interact with family and friends. This area flows directly out into the lush sun drenched courtyard that features abundant plantings, it really is a lovely tranquil area to sit back, relax and enjoy that morning or afternoon cuppa. Also on the ground floor is a separate powder room, European laundry and excellent study, this enjoys an outlook to the front courtyard, perfect for those who are working from home or looking for a quiet space to get things done. As you move upstairs you will appreciate the two very generous sized bedrooms, both with built-in robes, the master enjoying the luxury of an ensuite and reverse cycle split system. This level also features the main bathroom with the bonus of a bath to relax in after a hard day at the office. The outlook from every room is just a delight with leafy trees and greenery to savour. The complex itself has a great feel and is set amongst beautifully maintained gardens, with communal garden plots available, enabling you to grow your own veggies if desired. Enjoy a dip in the swimming pool or relaxing under the leafy trees that are a real feature throughout the complex. Complete with two secure side by side car spaces and a storage unit with ample visitor parking available within the complex. Perfectly located placing you within easy reach of the local shopping centre, fabulous sporting facilities, Next Gen spa and health centre, the Dickson shopping precinct, restaurants, schools, public transport, pubs and other entertainment venues. A short drive will take you to the CBD, Belconnen Town Centre and Universities. This is the ideal home for the live in owner or investor looking to buy in a friendly complex and great inner north location. features..fabulous two-bedroom ensuite plus study townhouse set over two levels.set in the delightful 'Elan' complex.tucked away in a lovely position .courtyards to the front and rear.open plan living, dining and kitchen area.north facing to the rear with a 5 star energy rating.lovely warmth and feel.kitchen features Bosch appliances, stone bench tops and terrific storage.all electric - no costs associated with getting off gas nor paying 2 sets of utilities fees.two reverse cycle split systems with one in the living and main bedroom.built-in robes to both bedrooms with an ensuite to the master bedroom.full main bathroom with a bath.powder room downstairs.study on the ground floor - this could serve as a guest room if desired.gorgeous private leafy courtyard garden to the rear, with abundant plantings that include: crepe myrtles, mulberry, edible figs, pomegranates, native raspberry, cumquat, lemon balm plus others to provide covering for the fences.front courtyard is gated and spacious with a lovely sitting area.two secure side by side car parks under.visitor parking.storage unit.pleasant communal areas within the complex.pool in the complex.book library in the complex.lovely established gardens and leafy trees spread throughout.community garden plots - available to plant your own veggies/herbs.pet friendly complex.ideal for live in owners or investors.close to the local shopping centre, Old Canberra Inn, Next Gen spa and health centre, sporting facilities, schools and public transport including the light rail.easy drive to Braddon, the CBD, Belconnen Town Centre and UniversitiesEER: 5Rates: \$2,216 approx. per annumBody Corporate: \$3,080 approx. per annum