

37 Mackennal Street, Lyneham, ACT 2602

House For Sale

Wednesday, 22 November 2023



37 Mackennal Street, Lyneham, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Kaylene King
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Tom Grenfell
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Auction

Auction Location: On site Mackennal Street, with huge old oak trees planted in the 60's, create the most beautiful of arcades to welcome you home. The master stone mason took great pride in completing the stunning Sydney Sandstone wall that wraps across the front of the home inviting you to come inside. When you wander up the wide stairs and open the front door, you are greeted with a beautiful wide entry foyer, the sense of light and warmth are immediate, taking in the Sydney Blue Gum timber floors and an abundance of natural light as you move through to the open plan living spaces and glorious kitchen. This home will be the home that all your friends and family want to be in and come to for social gatherings. The indoor, outdoor flow is wonderful and takes full advantage of the perfect northerly aspect of the living spaces and large entertaining deck. If a quiet drink for two or reading time is calling, then there will be no better spot than the tranquil front sitting room. The kitchen will allow everyone to be involved while not missing any of the socialising. Practical with an abundance of workspace, and quality appliances, the kitchen is well integrated into the family, dining, and outdoor entertainment spaces. The bedrooms are generous, the main opening to a private deck space, also featuring a very impressive walk-in robe and lovely light ensuite. Guests will appreciate their own wing at the rear of the home with a generous bathroom. The rear gardens also feature Sydney Sandstone retaining walls, planted to invite a wander and easy pottering in a low maintenance setting. This home has so much to offer your family, it really is one to prioritise a viewing. The owners have purchased elsewhere and are keen to see who will fall in love with their much-loved Lyneham home.

PROPERTY FEATURES:

- New ducted reverse cycle air conditioning
- Solid Sydney Blue Gum Timber floors
- Comfort glazing throughout
- Highly effective solar passive design
- Both bathrooms with full height tiling & quality fixtures & fitting
- An abundance of storage in the home
- New irrigation system and pump using the 10,000 litre rain water tank
- Oversized enclosed carport with auto door (new motor)

Location features:

- Walking distance to Tilley's or The Front for coffee or a meal
- Lyneham shops for groceries, post office or a take away meal
- Easy access to the Dickson shopping center, or jump on the light rail to access the city with ease
- Bush walking or mountain bike riding on O'Connor Ridge
- The local area is so established and friendly, a neighborhood walk is always nice!
- Close proximity to excellent pre-primary, primary and High Schools
- Australian National University, CSIRO, University of Canberra, Australian institute of sport and Calvary Hospital all within a 5 minute's drive

The numbers:

- Living size; 215sqm approx.
- Garage; 46sqm approx
- UV; \$891,000
- Rates; \$1,149.11 per quarter
- Land tax; \$1,803.25 per quarter IF RENTED