

39/10-12 Goodchild Street, Lyneham, ACT 2602



Unit For Sale

Monday, 22 January 2024

39/10-12 Goodchild Street, Lyneham, ACT 2602

Bedrooms: 2

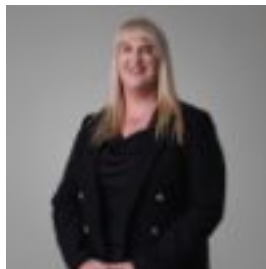
Bathrooms: 1

Parkings: 1

Type: Unit



Graham Bush
0427225823



Tammy Bush
0409654931

Offers over \$610,000

Welcome to the epitome of modern living with this charming 2-bedroom townhouse in Lyneham! Whether you're a first home buyer or downsizer, nestled in a vibrant community with close proximity to schools and universities, this residence offers the perfect blend of convenience and comfort for you and your family. As you enter, a discreet entrance leads to a haven of tranquility, and with freshly painted walls and a newly installed vanity to the bathroom, all the hard work has been done and is ready for you to move in. Unwind in the tranquility of two generously sized bedrooms with built in robes, offering ample space for relaxation and personalization. The townhouse is designed to cater to your modern lifestyle with a perfect blend of aesthetics and functionality. Embrace your inner chef in the stylish and well-equipped kitchen. Quality appliances and contemporary finishes make meal preparation a delight, whether you're cooking for one or entertaining guests. What truly sets this townhouse apart is its abundant North Easterly natural light, bathing the entire space in a warm and inviting glow. The well-positioned windows and clever design capitalise on the orientation, allowing sunlight to stream in effortlessly. The result is a bright and airy ambiance that enhances the overall atmosphere of the home. Escape to your own private oasis with a charming backyard space. Perfect for weekend barbecues, gardening, or simply enjoying the fresh air. Benefit from hassle-free parking with a dedicated space available, ensuring convenience for you. Experience the allure of Lyneham—a sought-after suburb boasting leafy streets, great cycle paths, and proximity to the city. Immerse yourself in artistic vibes at Tilley's Devine Café Gallery and The Front, where live music, art exhibitions, and delicious brunches await. Access educational excellence with three nearby schools and the convenient light rail network on Northbourne Avenue. Explore the charming local scene with cool shops adding character to the community. Enjoy effortless connectivity to the city and make Lyneham your home, where lush greenery, art, and urban living converge.

Features:

- Gas ducted heating
- Evaporative cooling
- Gas hot water
- North East facing
- Separate internal laundry with built in storage
- Slate flooring throughout
- Carpet in bedrooms
- Freshly painted
- Plantation shutters
- Ample storage in kitchen
- Stand alone gas cooktop and electric oven
- Built in robes to both bedrooms
- Spacious courtyard with built in deck
- Single lock up garage
- Sporting complex nearby
- Public transport nearby

Essentials:

- EER: 4
- Living area: 95m²
- Rates: \$2,820 p.a.
- Land tax (investors only): \$3,550 p.a.
- Strata: \$3,852 p.a.
- Age: 1989
- Expected Rental return: \$530 - \$550 pw