

39 Mackennal Street, Lyneham, ACT 2602

home by holly

House For Sale

Friday, 15 March 2024

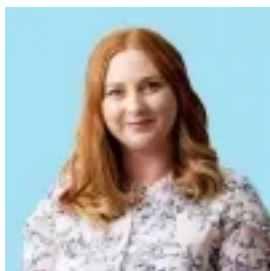
39 Mackennal Street, Lyneham, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



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Auction 5:30pm Wednesday 27 March

There is a playful harmony of bright colour, from the living rooms' seductive pop of merlot echoed in the bathroom, to the bedrooms soothing mix of white and greens. A Thermalux Gourmet Cooker sits central within the living room, perfect for that well placed reading chair, toes warmed by wood fire as a pot of lunch time soup simmers away. A tapestry of colours and hand-crafted artisanal touches coalesce within this quintessential inner north home, as rooms unfold to delightful effect, flowing to alfresco living on two sides. A separate studio apartment floats within shady gardens that echo the local ecology, providing a peaceful sanctuary for both humans and birdlife. This gorgeous renovated four-bedroom home is situated within the coveted suburb of Lyneham, on a classic street, lined with 100-year-old oaks that form a shady canopy in summer. The home is wonderfully positioned, moments from parkland and an easy stroll to O'Connor Ridge Reserve. It is also within easy reach of the excellent shops, restaurants and bars of the quaint village centres of Lyneham, O'Connor and Ainslie, a stone's throw from all the delights of Dickson, Braddon and the CBD. Set back behind leafy native gardens, towering gums, the home's classic 50s form is barely visible from the street. A combo of white casement and new cedar windows pop against a palette of soothing deep blue and puce, to one side timber baton doors enclosing a shady carport with covered access. A garden path ushers beneath grape vine draped arbour, and there is a lovely botanical embrace, as you climb the stairs to a broad timber deck, floating you among the trees. Raked ceilings and timber floors cheer the soul as open plan living takes advantage of the perfect northern aspect. External walls have been pushed out, effectively enclosing the original veranda, the concrete slab now acting as a solar bank, passively accruing warming winter light. New double glazing, solar array and boosted insulation add to the updated sustainable innovations with a 5.5 EER. We love the open-plan kitchen, dining with bespoke cabinets in lime washed eco-friendly marine ply with French provincial handles, gifting tonnes of soft close storage. Organic stone worktops meet mosaic tiled splashback as central island provides communal seating. There is a wonderful drift to the soulful front living area, with both welcoming social arenas flowing effortlessly to alfresco living. All in all, there are four bedrooms and two bathrooms, including the garden studio which is fully self-contained with kitchenette and laundry. The original cottage houses three generous bedrooms, dappled with garden light, teeming with floating bookshelves and great built-in-storage. There is a mud room/office nook opening to the carport, fitted with fixed desk and oak shelving. And a cosy sitting room, sequestered to the rear of the home, with wall of cedar sliders opening to wisteria draped patio and bountiful, private gardens. The contemporary studio floats harmoniously within the lush topography as Deep Ocean Colorbond is softened by an array of established plantings. Fig, apple, nashi pear, pomegranate, berries, loquat, apricot, olive and citrus trees, shade and enclose creating a garden of refuge, teeming with butterflies and a myriad of birdlife. features..gorgeous 1950s renovated ex-govie in coveted Lyneham. three bedrooms, two living areas, mud room/office nook and self-contained studio/fourth bedroom with kitchenette and bathroom. nestled within shady established gardens with a variety of natives and fruiting trees. sunny front deck with removable shade cloth. light and colourful with vaulted ceilings and timber floors. open kitchen combined dining flowing deck side. new kitchen with lime-washed marine cabinetry, stone worktops, ample soft close German cabinetry including full-height pantry, Ilve 90cm oven with gas hob, rangehood and Bosch dishwasher .front living room with garden views and Thermolux Gourmet Cooker, wood heater and stove .mud room/library or office nook with skylight opening to carport. three bedrooms all with built-in-robos. family bathroom with separate powder room. bathroom with gorgeous wall tiling in plum with pop of vivid green, deep drawer wall hung vanity, bathtub and Illume skylight .European laundry. separate sitting room flowing to rear pergola covered alfresco arena and private garden. linen closet. additional storage cupboard. ducted gas heating. RC air conditioning unit. mostly combo of custom and Magnetite retrofitted double glazing. solar array. Solarhart hot water system. honeycomb blinds on all windows & external doors. fully self-contained studio or fourth bedroom with kitchenette, bathroom, wall mounted TV, wardrobe and direct access from the street with its own aircon. carport with covered access. loads of under house storage with concrete flooring. additional storage cabinet within carport. cat run. raised vegetable beds. water tank. garden shed The central locale of this beautiful inner north suburb connects you to the independent eateries and bars of O'Connor shops, and the Braddon and Dickson precincts. The home is also just few steps from Lyneham shops and the iconic Tilley's for long brunches and the occasional live Jazz on Saturday evenings and The Front for great coffee. The Diamond Way Buddhist centre is also close to hand, as is the primary and high school. Ample green spaces, shared bike and walking paths, wetlands, and beautiful street trees create a tranquil village experience, just a stone's throw from the CBD and ANU. FINE DETAILS (all approximate): Land size: 747 m² Build size: 131 m² (approx.) EER: 5.5 Zoning: RZ1 Build year: 1959 Rates: \$4,599.11 pa Land tax: \$8,433.64 (investors only) UV:

\$891,000 (2023)