

4/26 De Burgh Street, Lyneham, ACT 2602



Sold Apartment

Wednesday, 16 August 2023

4/26 De Burgh Street, Lyneham, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 72 m2

Type: Apartment



Luanne Stapleton

Contact agent

Nestled in Lyneham is this spacious one-bedroom apartment plus full study, where you can enjoy the convenience of city living without the hustle and bustle. Located just a short stroll over the wetlands bridge to Lyneham shops, while the Macarthur Ave light rail station is only a leisurely 6 minute walk away. From there, you can reach Dickson in a mere 2 minutes and the City in 6 minutes, making this location ideal for a lifestyle change. As you enter the boutique apartment block of 12 units, you'll find this ground floor gem. The front door opens into a welcoming hallway, providing a smooth transition into the open-plan living. The European laundry and linen cupboard with extra storage space are neatly tucked away in the hallway, adding to the apartment's practicality. The lounge area offers ample space to arrange your furniture according to your preference, with its bamboo flooring the living space exudes a clean and modern feel. A wall of window and sliding door not only brightens up the space but also provides access to the private courtyard with a private external entrance. For year-round comfort, the apartment features reverse cycle heating and cooling as well as ceiling fans in each room. The kitchen is a delight, catering for cooking enjoyment including a stylish glass splashback, stone bench tops, quality appliances, including an induction stove top, oven and dishwasher with both upper and lower cupboards for your storage needs. The apartment comprises a spacious bedroom with a courtyard-facing sliding door and a fabulous walk-in robe, providing an ensuite-like experience with direct access to the well-appointed two-way bathroom, featuring floor-to-ceiling tiling, a large shower, and modern vanity. The full-sized study offers flexibility, allowing you to adapt the space to suit your needs, adding another room and options to this one bedroom apartment. Step outside to a tiled and fenced courtyard, providing direct access to Owen Crescent and the underground carpark. Enjoy the private outdoors, complete with a retractable clothesline for added convenience in apartment living. For parking, the apartment comes with a single underground parking space and a covered storage cage. Additionally, there is visitor parking available for guests outside. The current owner has valued this delightful apartment and its surroundings for eight years, appreciating all that it offers. Make sure to add this property to your must-see list or give us a call for more information. It could be your perfect new home and would suit a live-in buyer or investor.

Features
Ground floor
Hallway
Linen cupboard and European laundry
Main bedroom with large window
Walk in robe
Full sized room for a Study
Fans x 3
Bamboo floor to living & carpets to other rooms
Double glazed windows
Reverse cycle air conditioner
Electric instant hot water
Dryer
Glass splash back
Stone bench tops
Bosch Induction stove top
Bosch Stainless Steel Dishwasher
Stainless Steel Bosch Oven
Courtyard with external access
1.8m high slated metal fence
Retractable clothesline
Insulation to floors and ceiling
Blackout roller blinds for all windows
Downlights
NBN connected
Underground single car space and covered storage unit
Visitor parking outside

Figures (approximate)
Block: 2
Section: 55
Unit: 4
Unit Plan: 4161
Year Built: 2015
Living area: 72m²
Courtyard: 26m²
EER: 6
Body Corporate Manager: Bright Duggan
Body Corporate Fees: \$570.85 per quarter
Land Rates: \$242.50 per quarter
Projected rental income: \$530 - \$560
In conjunction with Andrew Chek andrew@edge.com.au Mb 0420 468 541

Information contained is believed to be correct at time of print, however we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research