

**4/6 Hall Street, Lyneham, ACT 2602**

STONE

**Sold Townhouse**

Thursday, 14 March 2024

4/6 Hall Street, Lyneham, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 201 m2**

**Type: Townhouse**



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**\$1,147,000**

An architecturally designed townhouse featuring a functional, flexible floorplan which can be used to fit any lifestyle choice, 4/6 Hall Street is the epitome of Inner North living and is suited to both families and professionals alike. This executive residence is parcelled in a boutique complex and is conveniently located, just moments to Lyneham Shops, cafés, Lyneham Primary and High School, Brindabella Christian College and a host of other local amenities. The ground floor welcomes you with an inviting large open plan living, dining, and kitchen area, exuding warmth and flexibility for modern living. Its downstairs powder room also makes for a versatile living experience, whether for work, leisure or entertainment. The double garage is an additional luxury; parking will never be a concern, offering secure storage and easy access for vehicles and belongings. Upstairs, you'll find three well-appointed bedrooms, providing a peaceful sanctuary that includes a serene and spacious master retreat with its own ensuite. To the rear of the home you will find a true gem, the private, low maintenance wrap around entertainers' courtyard, complete with feature lighting in the decking and on the exterior of the building plus a built-in BBQ. Whether you're relaxing at home or exploring the vibrant surrounding area, this home provides a lifestyle of functionality, high end style and balance, ready to be enjoyed to the fullest. Features Overview:- South-west facing- Two-storey floorplan- NBN connected with Fibre to the Node (FTTN)- Built in 2001- EER (Energy Efficiency Rating): 4.5 Stars Sizes (Approx.)- Internal Living: 164 sqm (Ground level: 84 sqm + Upper level: 80 sqm)- Garage: 37 sqm- Total residence: 201 sqm Prices:- Community title/strata levies: \$1,354.73 per quarter- Rates: \$606 per quarter- Land Tax (Investors only): \$818 per quarter- Conservative rental estimate (unfurnished): \$780-\$820 per week Inside:- Characterised by its grand proportions in each room- Large open plan design, perfect from the professional growing family- The lounge and dining area seamlessly flow to outdoor entertaining deck area- Large kitchen with ample storage and quality appliances- Downstairs powder room- Laundry room downstairs with linen storage- Internal access to double garage- Separate powder and bathroom upstairs- Large master suite with built in robes and ensuite- Two additional bedrooms with grand floor to ceiling windows, built in robes- Tinted windows throughout the house- Underfloor heating downstairs and to bathrooms- CrimSafe screen doors throughout Outside:- Private deck space perfect for entertaining- Deck lighting multicoloured- Built in BQQ on mains gas- Irrigation- Additional paved area to the landscaped backyard with established low maintenance gardens- Visitor parking throughout the complex Inspections:We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times, please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au). Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.