

# 4 Duterrau Crescent, Lyneham, ACT 2602

LUTON

## House For Sale

Wednesday, 24 April 2024

4 Duterrau Crescent, Lyneham, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 938 m2

Type: House



Aniko and Peter Carey  
0261763466

## Auction

Situated in a quiet, tree lined street only metres from bushland reserve at the top, this spacious, elegant family home presents an attractive, unassuming facade that gives away little of the striking design and size of the separate living areas, which flow onto a superb entertaining space overlooking picturesque gardens. Eucalypts frame the house and native gardens, with roses in the centre adding a splash of colour. Double doors to the welcoming entry set the tone. Victorian hardwood flooring is a stunning feature and extends into the casual living space. An outstanding aspect of the design is the open plan flow of all living areas, underlined by double doors throughout, firstly from the entry into the restful atmosphere of the generous formal lounge and dining areas. Full of character, these feature high raked ceilings with exposed beams. Formal living flows into the large rumpus, where a slow combustion fireplace generates warmth and ambience. French doors furnished with timber venetians open onto the exquisitely designed gardens. The large expanse of beautiful flooring is a standout feature in the impressive new kitchen and spacious casual living area. The kitchen showcases a vast area of bench space, Miele gas cooktop, steam and conventional ovens, a dishwasher and pantry. A servery links to the entertaining area and gardens. A reverse cycle air conditioner in casual living, as well as ducted gas heating throughout, ensure comfort. The family and meals areas are bathed in light from bespoke stained glass windows, double Velux skylights and the double glazed door to the courtyard and garden, creating continuity of living with outdoor areas. A Vergola shelters the paved entertaining space, overlooking gardens framed by the overarching foliage of a Gleditsia tree. Manicured lawns form pathways to leafy "rooms" over the gently sloping park-like garden, enticing exploration. A curved outline of metal edging retains a border of richly planted, raised garden beds with a magnificent fig tree, Narrabeen plum and veggies. The generous master bedroom features a wall of built-in robes and updated ensuite. Three spacious secondary bedrooms offer built-in robes and the renovated main bathroom features a bath and shower, a separate w/c and external vanity. There is internal access to the double garage, fitted with auto doors and shelving. A 2.2 kW solar system minimises costs. At the side of the home, a sitting area nestles in a sunny private rose garden, a perfect place to enjoy the serenity and birdlife. The superb location of this single owner property is just a short walk to local shops and the excellent sporting facilities, gym and swimming pools at the Next Gen complex, Bruce Stadium and bus stops. Lyneham primary and high schools, Brindabella and Daramalan Colleges are close by. It is only a short drive into the wide choice of restaurants and shopping in the Dickson hub, hospital, AIS and University of Canberra, Belconnen shops and offices. Ready for living and entertaining, with nothing to do!

**Key Features**

- Spacious, tastefully updated, single owner home in peaceful loop street, metres to reserve at top
- Generous block of 938 m<sup>2</sup>, with well laid out, richly planted gardens
- Contemporary floor plan offers large living areas with open plan flow to entertaining
- High raked ceilings with exposed beams feature in generous formal lounge and dining
- Large rumpus has slow combustion fireplace and French doors to garden, furnished with stylish timber venetians
- Striking Victorian hardwood flooring is a highlight, extending from wide welcoming entry through the spacious, renovated kitchen and casual living area
- Impressive kitchen showcases huge area of benchtop, glass splashback, Miele gas cooktop, steam and conventional ovens, dishwasher, pantry, soft close drawers and a servery window to entertaining
- Double Velux skylights and double glazed door in family room which opens to large paved entertaining area, sheltered by a Vergola, overlooking picturesque gardens
- Reverse cycle air conditioner in casual living and zoned, ducted gas heating throughout
- Generous master bedroom at front offers built-in robe and updated ensuite
- Three secondary bedrooms have built-in robes, with built-in desk to the fourth/study
- Renovated main bathroom features a bath, shower, separate w/c with external vanity
- Rinnai instantaneous hot water
- 2.2 kW solar system of 12 panels has resulted in only 3 electricity bills over 12 years
- Double doors from the entry through all living areas to the outdoors, and modern security screens, promote good airflow
- Internal access to double garage, fitted with two auto doors and shelving
- Off street parking
- Weeping habit of mature Gleditsia tree shelters beautifully laid out gardens, featuring a lemon, White Genoa fig, Narrabeen plum and a large area of raised garden bed with veggies and hellebores
- Vegepod at side of home connected to water, and a row of hydrangeas
- Sunny private sitting area nestles in a rose garden with many colourful blooms
- Short walk to local shops, Next Gen sporting facilities, Bruce Stadium and bus stops
- Short drive to wide choice of shops and restaurants in Dickson hub, schools, hospital, AIS, UC, Belconnen shops and offices

UV: \$ 969,000 approx Rates: \$4,801.67 approx