

46/193 Mouat Street, Lyneham, ACT 2602

home by holly

Sold Unit

Friday, 25 August 2023

46/193 Mouat Street, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



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\$745,000

#soldbymcreynolds #soldbycris \$745,000 Situated within the desirable 'Elan' complex, this modern townhouse presents an array of attractive features and amenities. Spanning across two levels, this residence features a well-appointed centrally located kitchen, two separate living areas, and two bedrooms, each with its own bathroom. The ample space provided in this home is a highly sought-after attribute. Inside the home the two separate living spaces flow seamlessly onto front and back courtyards, creating an inviting sense of openness and providing additional areas for relaxation and entertainment. The upper level accommodates two generously sized bedrooms, each featuring built-in robes. The master bedroom offers a touch of luxury with its ensuite bathroom and reverse cycle split system for optimal climate control. Furthermore, the main bathroom on this level provides the added indulgence of a soothing bath, perfect for unwinding after a long day. Centrally positioned amidst the living spaces, the kitchen is appointed with high-quality Bosch stainless steel appliances and Caesar stone benchtops. With ample pantry storage and convenient access to a European laundry, the kitchen is designed to offer an easy work space and functionality for the chef of the home. A new reverse cycle split system keep downstairs in total comfort. The 'Elan' complex is enveloped by stunning established gardens, including a serene internal courtyard complete with an inground pool, and sitting areas, and the complex is renowned for its well-tended gardens and communal plots, allowing residents the option to cultivate their own vegetables if desired. Residents can relish in the lush surroundings while taking full advantage of the shared amenities fostering a vibrant community spirit and creates opportunities for relaxation and socialising. Ideally situated in the heart of the Inner North, the complex grants easy access to various recreational facilities such as O'Connor Ridge Nature Reserve, Next Gen Health and Lifestyle Club, National Hockey Centre, Canberra Tennis Centre, AIS, GIO Stadium, and Yowani Country Club. Its strategic location ensures effortless access to the Australian National University (ANU), Calvary Hospitals, and the City Centre, making it an ideal choice for students, medical professionals, and those seeking the vibrancy of city life..features..fabulous two-bedroom ensuite plus powder room townhouse set over two levels.set in the delightful 'Elan' complex.tucked away in a lovely position .courtyards to the front and rear.open plan living, dining and kitchen area and additional living space .kitchen features Bosch appliances, stone bench tops and terrific storage.all electric - no costs associated with getting off gas nor paying 2 sets of utilities fees.two reverse cycle split systems with one in the living (this is new) and one to the master bedroom.built-in robes to both bedrooms with an ensuite to the master bedroom.upstairs balcony - larger than average.full main bathroom with a bath.powder room downstairs.stunning plantation shutters.front courtyard is gated and spacious with a lovely sitting area.delightful easy maintenance rear courtyard with gated exit to complex facilities.two secure side by side car parks under.visitor parking.storage unit.pleasant communal areas within the complex.pool in the complex.book library in the complex.lovely established gardens and leafy trees spread throughout.community garden plots - available to plant your own veggies/herbs.pet friendly complex.ideal for live in owners or investors.close to the local shopping centre, Old Canberra Inn, Next Gen spa and health centre, sporting facilities, schools and public transport including the light rail.easy drive to Braddon, the CBD, Belconnen Town Centre and UniversitiesEER: 6Rates: \$2,216 approx. per annumLiving area: 90m² (approx.)Body Corporate: \$3,080 approx. per annum