

**46 Earle Street, Lyneham, ACT 2602**

**MARQ**

**House For Sale**

Friday, 19 January 2024

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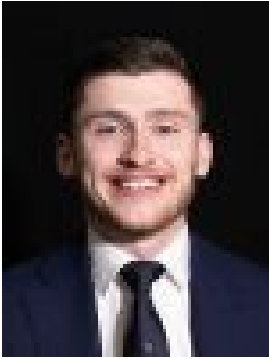
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 761 m2**

**Type: House**



Sam Taylor

0261238000

## Auction Onsite

A beautifully renovated 3-bedroom home on a generously sized corner block, gracing a tree-lined street that exudes natural charm. Greeted by an expansive and gated front courtyard, completely decked, right off the living area, perfect for entertaining guests. The home has undergone thoughtful upgrades to both the kitchen and bathroom, blending contemporary aesthetics with timeless elegance. Exuding charm and character, with a leafy view from all windows, as the natural light peers through the established trees, and dances across the open plan living area. Venturing onto the back deck, you'll discover a secure backyard with a vast grassed area, enveloped in a serene and tranquil ambiance, the perfect place to listen to the frequent birdsong. Location is key, and this home proudly sits in an elevated position close to reserve, and an ideal spot near Dickson Village and Lyneham Shops, ensuring you're seamlessly connected to local amenities, dining, and entertainment options. Embrace the perfect blend of practicality and charm in a home that celebrates the allure of a well-established suburb, close to the City.

Decked formal entrance to the property, with established gardens  
Kitchen with ample bench space, storage, and quality appliances including a 900mm gas cooktop  
Open plan living and dining area with plenty of natural light and double doors to the front courtyard  
Ginormous front courtyard with room for a lounge and dining setting for entertaining  
Bedrooms 1, 2, and 3 all with built-in-robos and a leafy outlook  
Modern bathroom with walk-in-shower, bathtub, and separate toilet  
Full sized laundry with linen press, stone bench tops, and access to the backyard  
Wall mounted split system for heating and cooling  
Single carport, with backyard access, and room to extend or add a garage in future

761sqm corner block set up in the hills of Lyneham on a tranquil and charming tree lined street  
Solid double brick construction with higher than normal 3.5 energy rating  
Fantastic location, near O'Connor Ridge Nature Reserve, Lyneham Shops, and Dickson Shopping Village  
Close to main arterial roads for access into the City, Belconnen, and Gungahlin  
A variety of quality public and private schools nearby, with bus stop, and park 400m away  
Living Size 109sqm, front courtyard 54sqm, rear deck 12qm  
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