

62 Fred Williams Crescent, Lyneham, ACT 2602



Townhouse For Sale

Sunday, 24 March 2024

62 Fred Williams Crescent, Lyneham, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



Albert Stavaruk

Offers over \$775,000

Presenting a stunningly renovated townhouse, this rare gem boasts expansive living areas oriented towards the north, seamlessly flowing into beautifully landscaped courtyards at both the front and rear. Nestled in a sought-after inner North locale, this fully renovated residence is one of just two on the block, offering exclusivity and tranquility. Spanning over 95 m² of internal living space, this home has been recently repainted and recarpeted throughout, featuring numerous new double glazed windows and sliding doors, elevating its Energy Efficiency Rating (EER) to an impressive 6 stars. The generously proportioned living area, measuring 7.5 X 4.5 meters, accommodates ample seating, a dining area, and even a study nook, seamlessly connected to the exquisitely remodeled kitchen. A standout feature of the kitchen is the large central island bench adorned with stone tops, complemented by extensive white cabinetry, including two spacious pantries and plentiful drawers. High-end Smeg appliances complete the ensemble, while a sizable kitchen window and a large double glazed skylight infuse the space with natural light, enhancing its overall livability. The north-facing master bedroom offers serene views of the front courtyard, boasting a full wall of built-in robes and an elegant ensuite bathroom featuring a custom vanity and a generously sized mirrored shaving cabinet. Meanwhile, the second bedroom at the opposite end of the home also includes a spacious built-in robe and is served by a chic, completely refurbished bathroom. Year-round comfort is assured with reverse cycle heating and cooling, complemented by the exceptional 6-star EER rating. Abundant storage options within the home, coupled with a sizable storage shed in the rear courtyard, cater to diverse needs. Situated on a generous land entitlement of approximately 350m², this townhouse exudes the charm of a standalone house, boasting street frontage, its own driveway, and a double carport. Windows on three sides offer picturesque leafy views, enhancing the ambiance of the surrounding private outdoor living spaces. Conveniently located, residents can enjoy easy access to local shops, services, and trendy cafes just a short stroll away. With ample parkland and a eucalypt reserve in close proximity, as well as a nearby bus stop, this meticulously crafted townhouse epitomizes both luxury living and practical convenience. Features: - Over 95m² of internal living- Beautiful landscaped front & rear courtyards- Northerly orientated main bedroom & living area - Fully renovated bathroom & kitchen - Freshly repainted & re-carpeted - Reverse cycle air-condition- 6 out of 6-star energy rating - Mostly double-glazed windows