

79/50 Ellenborough Street, Lyneham, ACT 2602



Townhouse For Sale

Friday, 26 January 2024

79/50 Ellenborough Street, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 69 m2

Type: Townhouse



Sebastian Gutierrez
0261736300



Joshua Gutierrez
0431674662

Auction 15/02/2024

Obtain your Inner North lifestyle with this grand townhouse residence located within The Sanctuary development. Constructed and designed perfectly to replicate comfort, convenience and practicality. Ideal for the growing family, local residents looking to upgrade or downsize, or the savvy investor seeking a tasteful addition to their portfolio, this two level oasis is sure to tick all the right boxes and much more. Expertly designed, this home offers you a generous amount of open plan living space to relax and entertain in comfort. Catering to a large open living area, hosting events with family and friends will be easier than ever. The spacious kitchen ideally located in the heart of the home offers a practical layout to cook homemade meals to the highest level possible. Offering you quality stainless-steel appliances, plenty of cupboard and bench space for easy and simple meal preparation. Well positioned, all 3 bedrooms are well-sized for round year comfort and have built-in robes. The large main bedroom caters to a large walk-in robe and ensuite for day to day living. The bathroom has been practically located between bedrooms 2 and 3 and features a large bathroom that caters your day to usage with ease. The large backyard is truly admirable. This home offers you a unique low maintenance space. With an abundance of space for the kids to play, we are sure the back yard will be a place to entertain year round. Located in the sought after suburb of Lyneham, experience the benefits of living just a few moments away from Lyneham shops, moments away from the Inner North amenities and the well renowned Canberra Centre. If you have further questions or wish to inspect this stunning home, please feel more than welcome to contact Sebastian Gutierrez 0422 184 922 or Joshua Gutierrez 0431 674 662. We're more than happy to help you with your journey to find the perfect home.

Key features: Highly regarded townhouse development
Two large living areas
Generously sized kitchen with stainless steel appliances
Ample cupboard space
Stone bench tops
Breakfast bar
Ducted reverse cycle heating and cooling
3 well sized bedrooms
Built in robes
Main bedroom with walk in robe and ensuite
Ensuite with dual vanity
Bathroom with well sized bathtub
Laundry room
Linen storage
Under Stair wine storage
Large backyard with timber deck and built in kitchen
Two car garage (side by side)

Key figures: Living area: 165m²
Rates: \$1,973 p.a (approx.)
Land tax: \$2,386 p.a (approx.)
Body corporate: \$4,794 p.a (approx.)
EER: 4.5

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.