

8/17 Fernyhough Crescent, Lyneham, ACT 2602



Sold Townhouse

Wednesday, 22 May 2024

8/17 Fernyhough Crescent, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse

Contact agent

Set in a sought after pocket of North Lyneham this townhouse awaits new owners. An ideal live in property or an excellent investment. The North Lyneham ridge is directly outside your back fence, the perfect place to walk your dog, go for a run or simply stroll among the gum trees. This lovely three bedroomed townhouse boasts near new carpets and there are polished timber floorboards to Dining /family area. The home is comfortable throughout and the temperature is controlled by three new reverse cycle air-conditioners. There are also two large gas heaters as well as an electric induction heater in the master bedroom to keep you toastie warm in the winter months. This whisper quiet complex offers views of Mount Majura and Mount Ainslie. Built over four levels the home offers:

Level 1 A welcoming entrance, separate laundry and internal access to your lock up garage.

Level 2 Spacious kitchen with new rangehood over the gas stove, a generous family meals area with sliding door access to your courtyard.

Level 3 Good sized formal lounge leading with new reverse cycle air conditioning. The master bedroom has twin robes leading to the ensuite and sliding security doors which open onto a sun filled deck, perfect for catching the summer breezes.

Level 4 There are 2 bedrooms and the main bathroom. Both bedrooms offer calming views across the reserve. Outside you have a welcoming freshly paved courtyard with landscaped grounds on a private block. The courtyard at the rear is the perfect place to enjoy your morning coffee under the large shade sail. Offering a flexible layout and in a convenient location, this home presents an exceptional lifestyle or investment opportunity.

FEATURES* Sunny north facing rear courtyard* Central yet peaceful location at the top of the hill* Master bedroom with ensuite leading onto a private deck* Two additional bedrooms upstairs, one with built-in robes* Light-filled open plan living family/dining and kitchen area* 3 new reverse cycle air conditioners* Clever storage throughout* Low maintenance landscaped back yard* Private front entrance with newly laid pavers* Ample visitor parking* Single garage with automatic door and internal access* Convenient to Dickson and a short drive to the City and Belconnen

Home Size: 107sqm Construction: 1994 Rates: \$624 per quarter Land Tax: \$819 per quarter Strata Levy: \$890 per quarter (All figures are approximate based on available information) Photos has been digitally styled and are for illustrative purposes only