

8/50 Ellenborough Street, Lyneham, ACT 2602



Sold Townhouse

Friday, 11 August 2023

8/50 Ellenborough Street, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Contact agent

Auction Location: On site The picturesque Yowani Golf Course forms the backdrop for your new home in the prestigious Sanctuary Complex. Ideally positioned, this three-bedroom, en-suite townhouse provides your own slice of heaven with peace and privacy in abundance. Upon entry, you'll fall in love with the luxury and serenity of this unique home; with sun-drenched living areas with a northerly aspect and stylish fixtures and fittings. Downstairs, spacious living zones include a casual meals area, Lounge and Dining Room; both of which provide seamless indoor/outdoor entertaining options through double-opening glass doors, flowing out to your private courtyard – perfect for entertaining or alfresco meals. The kitchen is quite simply - superb, featuring granite bench-tops, timber-style cabinetry and Smeg appliances including a stainless steel oven, gas cook top and dishwasher. There is also a full-size Laundry, and separate Powder Room for convenience. The fully-fenced and secure rear yard also provides peace of mind for the safety of your youngest family members and offers a secure haven for a small dog. Upstairs, the Master Bedroom includes a walk-in wardrobe and large en-suite with double vanity, shower and WC. The Main Bathroom includes a shower, vanity and Spa Bath and there is a separate WC for added convenience. Practical as well as beautiful, the home includes ducted air-conditioning and gas heating throughout, floor tiles in the Service and high traffic zones and is carpeted in the residential and living zones. A double, remote-controlled garage with internal access to the home completes the package. The location is simply outstanding – not only is it close to Dickson Shops, the University of Canberra and the AIS, it is also a mere five minute drive into Civic. Being an end-unit, it also abounds with windows resplendent with natural light and vista's that will delight and please. Property Highlights: Stylish, three-bedroom townhouse 2½ bathrooms with spa in main Private courtyard backing onto the golf course Northerly aspect Spacious living areas Quality fixtures and fittings Ducted gas heating/cooling Double garage with internal access Walking path from the front door to Lyneham shops Five minute drive to CBD Property details: Body Corporate Fees: \$1,191.96 per quarter Land Tax (if payable) : \$594.71 per quarter Rates: \$498.00 per quarter Rental Appraisal: \$750.00 per quarter Ceiling Insulation: R4 Wall Insulation: R1.5 Property size: 165m² Plus Garage 35m² Upper Level 70m² Lower Level: 95m² EER 3.5 Year Built: 2000 Number in Complex: 185 Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.