

# 8 Dyson Street, Lyneham, ACT 2602



## House For Sale

Friday, 22 December 2023

8 Dyson Street, Lyneham, ACT 2602

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 715 m<sup>2</sup>**

**Type: House**



Michael Dalton  
0262538022

## Auction 10 February 2pm On Site

Rarely is a single owner-occupied home of 64 years offered to the market. This is a loved, wide fronted, single level residence in one of Lyneham's most sought-after pockets. This family home sits proudly on a beautiful sundrenched inner north block in a quiet, flat, blue-ribbon street, in what the family insists is the most prized street junction in Lyneham (Dyson and Lewin Streets). The home has been freshly painted, has new carpet installed, offers 4 large bedrooms, 2 living rooms, and has a renovated bathroom. It offers plenty of scope for someone wanting to add value, redevelop, or enjoy an excellent rental return. The home offers a functional floor plan including spacious interiors that would ideally suit families, professionals, investors, and entertainers; all that are looking for what can only be described as blue-ribbon suburban setting. The home includes a large original kitchen space, the current footprint could easily be replaced with a new kitchen, and a large living and dining room which seamlessly flow to the front entrance and porch, and through to the 4th bedroom and second living room. There is a linen cupboard in the hall, a renovated bathroom, separate toilet, separate laundry, and a fabulous large rear yard with a beautiful garden. The front veranda and living room are full of morning sunlight and are facing the street junction and front yard. Dyson Street, and the surrounding streets, are beautifully tree lined, which is a signature of the inner suburbs of Canberra. The ambiance that this provides offers endless amounts of beauty and enjoyment to residents. This home is a short walking distance to Lyneham shops, and all that they have to offer, including Tilley's Café, the Front and many other specialty shops. Features include A loved family home set on an exceptional 715sqm block with beautiful gardens, positioned in a picturesque street, this property is in an ideal location. • The building report indicates that there is approximately 173sqm under roof line, plus a 23sqm lock up garage. • Fresh internal painting and brand-new carpet throughout. • Ducted gas heating, and a wall mounted split system heating and air conditioning unit. • 4 bedrooms, 1 bathroom house, SLUG property. • Prized, quiet, blue-ribbon location within one of the most desired pockets and streets in Lyneham. • A large back yard with established trees and shrubs and a beautiful rose garden. • Lovingly held by the owner since 1959. Rarely does a property offering these features become available for sale. Only a short distance to all that Canberra has to offer including Lyneham shops with the famous Tilley's Café, Canberra City, and the Braddon restaurant strip, shops, cafes, bush walks, schools and so much more, this is a home that exudes convenience in a prime location. COVID-19: Please keep 1.5-metre distance to our staff and other people in the property. We request that you are following ACT Government guidelines in relation to all property inspections. Inspections are as listed, and the first inspection will be held on Saturday the 13th January 2024.