

9/26 De Burgh Street, Lyneham, ACT 2602

home by holly

Apartment For Sale

Saturday, 13 January 2024

9/26 De Burgh Street, Lyneham, ACT 2602

Bedrooms: 3

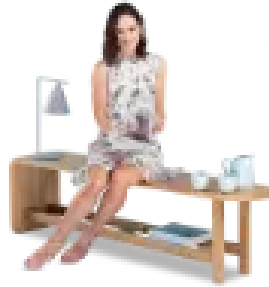
Bathrooms: 2

Parkings: 2

Type: Apartment



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$699,000

Nestled in Lyneham this stylish three-bedroom apartment in the Signature complex overlooks the treetops and offers city living in a spacious, private and light filled environment. The location offers an array of options for easy access to all the city precincts have to offer while also boasting the space and amenities to host family and friends at yours. At this prime location, you can enjoy the convenience of city living without the hustle and bustle. Just a short stroll over the wetlands bridge to the Lyneham shops, with the Macarthur Ave light rail station only a leisurely 5 minute walk away. From there, you can reach Dickson in a mere 2 minutes and the City in 6 minutes. For those with children the apartment is in an excellent school catchment area. In this boutique apartment block of 12 units, you'll find this top floor gem. The front door opens into the sunny open-plan living and dining area. The lounge area offers ample space to arrange your furniture according to your preference and has a clean and modern feel. For year-round comfort, the apartment features reverse cycle heating and cooling. A wall of windows and sliding door not only floods the interior with natural light but also provides access to the private balcony. There is an additional generous study nook or child's play area. The kitchen is a delight, catering for cooking enjoyment including a stylish tiled splashback, stone bench tops, quality appliances, including an induction stove top, oven, dishwasher, pantry and both upper and lower cupboards for your storage needs. The European laundry and sink are tucked away providing storage for cleaning products and the apartment includes a large linen cupboard. The spacious king sized main bedroom has built in cupboards, direct access to the well-appointed two-way bathroom featuring floor-to-ceiling tiling, a large shower, plenty of storage and modern vanity. The second bedroom opens directly onto the balcony, has built-in cupboards and an ensuite also with floor-to-ceiling tiling, large shower and modern vanity. The third bedroom is nestled at the back of the apartment with built-in cupboards. Step outside to a tiled balcony and imagine sitting on the balcony enjoying the sunset over Black Mountain or watching lightning storms over North Canberra knowing your view will never be replaced with high rises. The space is large enough to have a thriving garden, outdoor seating and exercise bike or hammock. The retractable clothesline adds convenience in apartment living. For parking, the apartment comes with a double underground parking space and a covered storage cage. Additionally, there is visitor parking available for guests outside. The current owners valued this delightful apartment and its surroundings for many years, appreciating all that it offers. Make sure to add this property to your must-see list or give us a call for more information. It could be your perfect new home and would suit a live-in buyer or investor.

Features
Top floor
Linen cupboard and European laundry
Two bedrooms have large windows with secondary windows providing thermal and sound insulation
Reverse cycle air conditioner
New Electric instant hot water
Dryer
Glass splash back
Stone bench tops
Bosch Induction stove top
Bosch Stainless Steel Dishwasher
Stainless Steel Bosch Oven
Retractable clothesline
Downlights
NBN connected
New wifi connected
smoke alarms
Underground double car parks and covered storage unit
Visitor parking outside
EER: 6
Body Corporate Manager: Bright Duggan
Body Corporate Fees: \$786.33 per quarter
Sinking Fund: \$334.04 per quarter
Projected rental income: \$650-\$700
Year Built: 2015
Living area: 97m²
Balcony: 19m²