

9 Duterrau Crescent, Lyneham, ACT 2602



Sold House

Monday, 14 August 2023

9 Duterrau Crescent, Lyneham, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 774 m2

Type: House



Maxwell Jensen
0402778603

\$1,412,000

Auction Location: Onsite | 9 Duterrau Crescent, Lyneham Book a private inspection today. Introducing your dream family home! This beautifully renovated 4 bedroom, 2 bathroom property is nestled in a quiet street in the exclusive North Lyneham area, offering a blue chip suburb lifestyle within close proximity to the city. Families looking for more space will love the spacious bedrooms with enough room for desks, making it perfect for kids to study in. You will also love the convenience of two great-sized separate living areas, a formal dining room, and the unique three-way bathroom that allows the whole family to get ready at the same time. The spacious ensuite, just for the parents is also a fantastic bonus. You will be impressed by the quality of the finishes throughout, which are sure to impress even the most discerning buyer. What sets this property apart from others in the area is its deceptive facade, appearing as a simple family home from the outside but boasting beautiful modern renovations and an abundance of natural light on the inside. The functional design makes it perfect for modern family living. The property has a lovely history, having been loved and cared for by its current owners for over 20 years who have raised their kids in the home and are now ready to move back closer to family. The owners have continually improved every aspect of the home over those 20 years to create the perfect functional family space and it has truly such a thought-out design your family will have a seamless transition into this property. Lyneham is well known for its tree-lined streets, scenic walking tracks, and beautiful established gardens. You'll be spoilt for choice when it comes to nearby amenities and attractions with the Next Gen Health Club just across the road, offering a range of facilities including pools, spas, saunas, tennis courts, and a full-size gym. Tilley's is a popular spot for coffee lovers and is just a short walk away. You also have UC, AIS, Radford College and CIT just around the corner. This property's overall lifestyle to potential buyers is the perfect combination of inner-city living without all the noise and stress of living too close to the city. It offers the ease of access to walk or ride anywhere in the inner north, surrounded by nature while still being within minutes of everything Canberra's inner-city area has to offer. Don't miss this opportunity to live the dream in Lyneham.

Features - North facing floor to ceiling windows - Split-level living - Renovated kitchen with integrated Miele appliances - Schweigen silent rangehood - Franke pyra mixer tap - Abundance of storage - Oversized bedrooms - Light-filled living areas - Three-way, fully renovated, and spacious main bathroom with custom vanities - Huge spa bath - Ensuite with rain shower head - Walk through wardrobe in the master bedroom - Built-in wardrobes in all bedrooms - Cameras and motion sensor security all around the property - Solar hot water - Covered alfresco - Drive-through garage, perfect for your boat, caravan, or trailer - Large fully landscaped backyard - Catchment area for Brindabella Christian College, Lyneham High, and Lyneham Primary School

Nearby - 7km to Canberra Center - 4km to Lyneham Shops - 5.2km to O'Connor Shops - 5.2km to Kaleen Shops - 2.6km to the University of Canberra - 5.5km to Epic - 6.6km to Braddon

Numbers - 4 Bedrooms - 2 Bathrooms - 3 Car spaces (double automatic garage and single carport) - 774m² Block - 220m² Living* - UV \$938,000 - Rates \$4,176 - Land Tax \$7,060 - EER 4.0

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.