

**21 Medworth Cres, Lyneham, ACT, 2602**

**CARTER + CO**

**House For Sale**

Thursday, 15 August 2024

21 Medworth Cres, Lyneham, ACT, 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Spacious Rooms and so Much More, 21 Medworth is a Home to Adore

### The Features You Want To Know.

- + Spacious single-level home with four bedrooms and two separate living areas
- + Expansive master bedroom with study nook, built-in robe, and ensuite
- + Heated towel rail in ensuite
- + Remaining three bedrooms with built-in robes
- + New plush carpeting in all bedrooms
- + Freshly Painted throughout
- + Brand new blinds throughout the entire house
- + Open plan kitchen, living and dining area
- + Living and Dining area with great flow to the paved outdoor entertaining area
- + Expansive kitchen with 5 burner gas cooktop, ample bench space and plenty of storage
- + Gas Fireplace
- + Ducted reverse cycle heating and cooling
- + Main bathroom with walk-in shower, spa bath, and separate powder room for guests
- + Separate laundry with external access
- + Double-secured garage with internal access
- + Secure and private backyard
- + Beautifully maintained front and rear gardens
- + Fully fenced, level backyard

### The Location.

- + 2 Minutes to North Lyneham Shops
- + 2 Minutes to Yowani Golf Course, Canberra Tennis Centre, Next Gen Health Centre, Hockey ACT and Netball ACT
- + 5 Minutes to Lyneham Primary School & Lyneham High School
- + 7 Minutes to Dickson Shopping Centre & Dickson College
- + 9 Minutes to Calvary Bruce Private Hospital
- + 9 Minutes to Radford College
- + 13 minutes to Canberra City

### Why You Want To Live Here.

This beautifully designed single-level home offers the perfect combination of comfort and convenience, featuring four spacious bedrooms, two separate living areas, and freshly updated interiors. Situated in a prime location, the property is just minutes from top schools, shopping centers, and Canberra City, making it an ideal choice for families seeking both style and accessibility.

The heart of the home is the expansive open-plan kitchen, living, and dining area, which effortlessly connects to a paved outdoor entertaining space. The kitchen is a chef's dream, boasting a 5-burner gas cooktop, ample bench space, and plenty of storage, perfect for preparing meals and hosting gatherings. The living area features an original gas fireplace, adding warmth and character, while ducted reverse-cycle air conditioning ensures year-round comfort.

The master bedroom serves as a serene retreat, complete with a study nook, built-in robes, and a luxurious ensuite. The three additional bedrooms all include built-in robes, offering ample storage for the whole family. The main bathroom is well-appointed with a walk-in shower, spa bath, and a separate powder room, providing convenience and privacy for guests.

This home is not only stylish and functional but also offers a secure and private backyard, beautifully maintained gardens,

and a double-secured garage with internal access. With its exceptional features and prime location, this property is a must-see for anyone looking to enjoy modern family living in a sought-after area.

The stats you need to know!

- + Block: 55
- + Section: 84
- + EER: 3 stars
- + Land Size: 521m<sup>2</sup> (approx.)
- + Internal Living: 187 m<sup>2</sup> (approx.)
- + Garage: 36 m<sup>2</sup> (approx.)
- + Total house: 223 m<sup>2</sup> (approx.)
- + Rates: \$3,870 per quarter. (approx.)
- + Land Tax: \$6,892 per quarter. (approx.) \*only payable if rented
- + Heating and cooling: Ducted reverse cycle heating and cooling, Gas fireplace
- + Rental Appraisal: \$1000 - \$1100 per week