

**49 Archibald St, Lyneham, ACT, 2602**



**House For Sale**

Wednesday, 16 October 2024

49 Archibald St, Lyneham, ACT, 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **An place full of opportunities, in the heart of Lyneham.**

### What you see:

Move in, renovate or knock down and rebuild. Either way, you'll be soaking up the northerly sun while watching the kids play.

### What we see:

Opportunities for Summer BBQs and lazy Sunday morning brunches.

### See more:

Northerly appointed living and dining

Established gardens to the front & rear

Dark timber flooring

Kitchen with stainless steel appliances & gas stove

Spacious master bedroom, with built in robe & bi-folding doors to the living

Additional 2 bedrooms with built in robes

Bathroom with step in shower/bath & separate toilet

Large laundry room, with access to the backyard

Covered pergola for entertainment

Large backyard

Cat enclosure

Level block

Within' a 5 Minute walk to O'connor ridge

Within' a 10 Minute walk to Brindabella College

Total Living: 98.20m<sup>2</sup>

Block size: 587m<sup>2</sup>

Carport & Tool Shed: 36m<sup>2</sup>

EER: 0

Rates: \$4,148 pa (approx.)

Land Tax: \$7,477 pa (approx.)

Rental estimate: \$750.00 - \$800.00 per/wk

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