

49 Dorrit Black Crescent, Lyneham, ACT, 2602



House For Sale

Thursday, 15 August 2024

49 Dorrit Black Crescent, Lyneham, ACT, 2602

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Type: House



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First Class Family Living in Premier Location

Commanding an elevated corner position on a quiet street in the premium North Lyneham enclave, this expansive family residence offers an abundance of stylish and versatile living accommodation, perfect for multi-generational/large families or those seeking flexible space for entertaining.

Every detail of this outstanding property is immaculate, and the design is cleverly conceived for maximum comfort and enjoyment. The unique tri-level layout ensures peaceful separation between living and sleeping zones. Upstairs, three good-sized bedrooms with built-ins share a family bathroom featuring a luxurious corner spa, while the main bedroom boasts a walk-in robe and ensuite. On the lower level, the fifth bedroom with ensuite and adjoining rumpus room is ideal as guest quarters or private retreat for adult children.

Multiple living spaces cater to every mood and occasion: a warm, north-facing lounge invites cosy gatherings, a separate formal dining room stands ready for elegant soirées, and a casual family room offers relaxed daily living. At the heart of the home is a kitchen that will delight any home chef, with stone benchtops, ample storage, and quality appliances. Each living space has its own picture-postcard outlook, the standout being the wall-to-wall window in the family room with serene views over the lush back gardens.

You also have a choice of delightful outdoor spaces, including the newly covered entertaining area, perfect for relaxed weekend barbeques with friends, the sunny front verandah, where you can soak up the winter sun with your morning coffee, and a private, fully-fenced yard offering both manicured gardens and grassy play areas.

Additional features of note include comprehensive security measures and abundant vehicle accommodation. On offer is a double garage with internal access to the home, an additional double garage, plus single carport.

Centrally located just 3km from both the city and Belconnen, Lyneham is sought-after for its unrivalled blend of city convenience and quiet, suburban charm, with its established, friendly neighbourhoods and peaceful tree-lined streets. Primary and high schools are a short 5-minute drive or easy bike ride away, local shops, including the ever-popular Tilley's, are within walking distance, and sports fields, Dickson shops, and dining are all close at hand.

Elevate your family's lifestyle in this North Lyneham haven, where style meets space, versatility, and quiet convenience.

Features:

- Tri-level North facing family home
- Five spacious bedrooms; all with built in robes
- Spacious study - perfect home office
- Freshly painted main bedroom complete with walk-in robe and ensuite
- Bedrooms two and four boast sliding doors onto the sunny balcony
- Bedroom five located on the ground floor with its own ensuite - perfect for multigenerational families, guests or teenagers retreat
- Three segregated living areas, all with serene outlooks
- Separate formal dining room
- Quality window treatments
- Large living room with North facing sun and garden views
- Extended family room overlooking the rear garden
- Stylish kitchen with stone bench tops, ceramic cooktop, pull out pantry, double oven and new Bosch s/s dishwasher
- Large rumpus room located on the lower level
- Separate laundry with convenient laundry shoot
- Abundant storage throughout
- Tiled wine cellar

- Alarm system and security cameras
- Sensor lights surrounding the home
- External awnings, perfect for the warmer months
- Electric reverse cycle heating and cooling
- Electric hot water system
- 5,000 litre water tank with pump
- Automatic irrigation system
- Expansive pergola with new roof - entertainers delight
- Fully enclosed family friendly backyard
- Established landscaped gardens
- Double garage with internal access, additional double garage, plus single carport
- Ample off street parking - ideal for tradies or a caravan?
- Located in desirable North Lyneham
- Just over a 5 minute walk to the Lyneham shops
- Short drive to sporting facilities, including Next Gen, Hockey Centre, Netball Courts and Canberra GIO Stadium
- Quick 10 minute drive to the Canberra Civic Centre
- Within close proximity to the Light Rail taking you to the CBD or Gungahlin
- Conveniently close to the University of Canberra and North Canberra Hospital

Stats:

Living: 274 sqm

Garage: 48 sqm + metal garage 43 sqm

Block size: 1,125 sqm

UV: \$1,191,000

EER: 3.0

Year built: 1988

Rates: \$6,714 pa

Land Tax if rented: \$14,599 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.