

83 Archibald Street, Lyneham, ACT, 2602

LUTON

House For Sale

Friday, 20 September 2024

83 Archibald Street, Lyneham, ACT, 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Peter Carey

Updated, light filled home with huge entertaining spaces in prime, elevated location!

From the premium, elevated and quiet position at the top of Archibald Street, the property is only steps away from O'Connor Ridge reserve, which offers many inviting walking and cycling trails.

This tastefully renovated home offers private views to Mt. Majura, a large living area and vast outdoor living space over three different areas!

The home has excellent street appeal, with Canberra red bricks, timber framed windows and wide front terrace, complemented by attractively landscaped gardens.

The front terrace offers a sheltered spot to enjoy the views and the entry opens to a very spacious lounge/dining room, full of light from the many large corner windows to the north, furnished with elegant drapes. Striking floating timber flooring is a highlight and fresh neutral decor features throughout the home.

The lounge/dining opens onto an impressive, covered entertaining deck with views and privately sheltered by a mature shrub.

A large area of stone benchtop with vibrant splashback are showcased in the renovated kitchen, equipped with a Bosch induction cooktop, stylish rangehood, Fisher and Paykel oven and dishwasher, and a Westinghouse stainless steel fridge. Two servery windows connect the kitchen to lounge and dining areas.

A colourful leadlight window features in the laundry, which opens onto a vast paved area sheltered by a Vogue pergola, easily catering for gatherings on any scale.

Bedrooms are spacious and full of light, with brand new carpet and drapes. The master offers a wall of built-in robes, with one to the third. The main bathroom has been updated and offers a bath, shower and separate w/c. A second bathroom is positioned off the laundry.

Ducted gas heating and ducted evaporative cooling ensure year-round comfort.

The elevated, delightful rear garden is sheltered by a mature shrub and has a circle of artificial grass, a fish pond and a number of fruit trees, including a cumquat, lemon and plum, and colourful roses. There are two water tanks and all gardens are low maintenance.

A carport leads to a garage with workshop/storage and there is additional off-street parking.

The outstanding location is convenient to the Old Canberra Inn, sporting facilities, the social hub of Lyneham shops and Tilley's cafe, Lyneham Primary and High Schools, Brindabella Christian College and a short drive to the Dickson shops, the City or Belconnen Town Centre.

Feature list for flyer

☑ Light filled, renovated home in prime location at top of the street, offering elevated private views to Mt. Majura, and only steps away from O'Connor Ridge reserve

☑ Wide front terrace maximises the views and is one of three covered outdoor living spaces, including a vast paved entertaining area at the rear

- ☒ Spacious, light filled lounge/dining featuring large windows to the north aspect and door to an impressive deck, elegant drapes and panel glide blinds, floating timber flooring, with fresh neutral decor throughout the home
- ☒ New kitchen showcases stone benchtops and quality appliances including a Bosch induction cooktop, Fisher and Paykel oven and dishwasher, and a fridge
- ☒ Ducted gas heating and ducted evaporative cooling
- ☒ Updated main bathroom offers a bath, shower and separate w/c, while a second bathroom is positioned off the laundry, equipped with a Bosch washer and a dryer
- ☒ Walk to the Old Canberra Inn, sporting facilities, the social hub of Lyneham shops and Tilley's cafe, Lyneham Primary and High Schools, Brindabella Christian College, and short drive to Dickson shops, City or Belconnen Town Centre, North Canberra Hospital, ANU and University of Canberra

UV: \$789,000

Rates: \$ 4,148,00