

40/50 Ellenborough Street, Lyneham, ACT, 2602



Unit For Sale

Friday, 20 September 2024

40/50 Ellenborough Street, Lyneham, ACT, 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Maree Van Arkel
0419624766

Large town residence backing onto Yowani Golf Course

This fantastic town residence is situated in the highly popular 'The Sanctuary' complex, with a beautiful backdrop of Yowani golf course, offering a serene and picturesque environment. This home is perfect for those who enjoy tranquility but also value convenience, located moments to Dickson shopping precinct, Lyneham's shops, schools, transport and the Next Gen lifestyle centre is on your doorstep.

The open concept layout creates a seamless flow between the living, dining, and kitchen area out to the private sunny terrace with beautiful gardens.

Upstairs, you'll find three spacious bedrooms. The master bedroom is complete with an ensuite and a walk-in robe plus balcony overlooking the golf course. Two additional bedrooms with built-in-robos and easy access to the main bathroom. Other notable features include a separate renovated laundry and downstairs powder room and double garage with remote and internal access.

The Sanctuary complex has a lovely community feel and offers beautiful, professionally maintained gardens, two playgrounds/BBQ facilities/communal entertainment areas.

Close proximity to Dickson, Canberra City, universities and multiple schools. Inspections highly recommended.

- Sunny aspect to the courtyard and living area/main bedroom
- A beautiful outlook and ambience from the living areas and master bedroom, with golf course aspect and direct access from the rear courtyard
- Large open-plan living room with space for formal lounge and dining rooms, plus family and meals area
- Kitchen with marble benchtops and stainless-steel appliances including dishwasher, oven and cooktop
- Laundry and downstairs powder room
- Main bedroom overlooks the golf course, ensuite, walk-in-robe and large sunny balcony
- Bedroom two and three with built-in-robe
- Main bathroom with bath and separate shower
- Study nook
- 3 year old reverse cycle air-conditioning
- Near new carpet (2 years old in all three bedrooms)
- Double garage with remote, new garage door and motor, workbench
- Solartube lighting
- Solar panels
- Large sunny courtyard with outdoor fire and garden shed
- Small local shopping centre 2 minutes walk, with highly rated cafe, restaurant, minimart
- Easy access to bike paths
- Nature reserve & walking trails 5 minutes walk

Land Rates:

Body Corporate:

Internal living area: 165m² approx