

97/9 Murdoch St, Lyneham, ACT, 2602



Unit For Sale

Wednesday, 11 September 2024

97/9 Murdoch St, Lyneham, ACT, 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Leonie Mayberry

Stunning And Unique Offering Urban living At Its Best!

Renovated beautifully to maximise space and functional living, this north-facing, modern two-bedroom home in the popular "Pines" complex, is an ideal entry into the Inner North property market.

Access is via a generous and secure front courtyard, through to the spacious light-filled living areas. Featuring timber floors and large floor-to-ceiling windows, the living areas are all overlooked by the Scandi-inspired kitchen.

The true heart of the home, the modern kitchen boasts natural reclaimed blackbutt benchtops, open shelving and gas cooking. Providing a laid-back country vibe, ideal for entertaining friends and family.

Towards the rear of the property, you will find two carpeted, generous bedrooms. Both feature robes with the main bedroom having direct access to the rear open terrace and delightful private outlook.

The bathroom is renovated in soft neutral tones and features the convenience of a full-size European laundry.

With floor-to-ceiling windows and timber floors throughout, this open-plan home exudes a sense of style and tranquility. You can simply move in and enjoy the lifestyle on offer, without the need for renovations or improvements.

This location is unbeatable - close but not too close to Northbourne Avenue which allows you easy access to public transport including Canberra's light rail. For dining and shopping experiences you are spoilt for choice, just a short walk to the famous Tilleys Cafe, the Lyneham shops, and the Dickson Shopping Precinct.

Explore a little further and you will discover that this home is only minutes from ANU, EPIC, and the heart of Civic.

For first-time buyers, you won't find better value!

Features include:

- Immaculate renovated ground-floor, single-level property in a quiet and friendly complex
- North facing courtyard enjoys a pleasant outlook over leafy grounds
- Loads of natural light through the open-plan living area off the renovated kitchen
- Renovated kitchen offers ample storage and gas cooking
- Blackbutt benchtops reclaimed through Thors Hammer from Trinity College Goulburn
- Both bedrooms feature Built in robes
- Bathroom finished in neutral tones
- Reverse cycle air conditioning ensures year-round comfort
- Constant hot water
- Covered car accommodation plus storage at your front door
- Ample visitor parking available within the complex
- Only 16 properties in the well-managed body corporate - full details available upon request
- Walk to Lyneham High, ovals and parkland
- Excellent rental returns available for investment buyers

The Numbers:

- Strata: \$925.00 p/q
- Living: 60 sqm
- Front Courtyard 24.5 sqm
- Rear Terrace 7 sqm
- Car accommodation: 15 sqm
- Built 1984
- EER 5 Star