

# 144/50 Ellenborough Street, Lyneham, ACT 2602



## Villa For Sale

Friday, 5 July 2024

144/50 Ellenborough Street, Lyneham, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 239 m2**

**Type: Villa**



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## By Negotiation

Nestled along the pristine greens of the Yowani Country Club golf course, this exquisite townhome offers a lifestyle of elegance and tranquility. Tucked into the top corner of the highly sought-after Sanctuary development, this residence ensures privacy and minimal commuting traffic, making it a perfect haven. A Home Designed for Comfort and Style. Step into a beautifully maintained home boasting an expansive 205.26m<sup>2</sup> of internal living space, plus garage of 34.27m<sup>2</sup>. The thoughtful open-plan design is bathed in natural light, creating an airy and bright atmosphere throughout. The grand entrance seamlessly invites you into the multiple living areas, where comfort meets sophistication. Gourmet Kitchen Delight. The heart of this home is its generously sized kitchen, featuring: Granite benchtops Gas cooking Stainless steel appliances Ample storage space Indoor-Outdoor Harmony. The well-maintained exterior extends your living space, providing an easy-to-maintain area perfect for relaxing with family and friends while enjoying the serene backdrop of the luscious golf course greens. Luxurious Bedrooms and Bathrooms. Three large bedrooms: Each offering a private and picturesque outlook. Master suite: Showcasing gorgeous bay-style windows, a large walk-in robe, and an ensuite with dual vanity. Second well-appointed bathroom: Accompanied by a separate WC, serving bedrooms one and two. An Envious Location. The owner's favorite aspects of the home include its prime position within Sanctuary—quiet and away from main entry points, and the dreamy surrounds of well-maintained gardens. The resident community offers recreational options, children's playgrounds, and a sense of living away from the city's hustle and bustle, yet just moments from Lyneham shops, ACT Trams and the renowned Canberra Centre. Practical and Tranquil Living. This townhome demands choice—practical and tranquil. Additional features include a secure two-car garage with internal access, close visitor parking, and comprehensive security for peace of mind. Key Features: Highly regarded townhome development Two large living areas Generously sized kitchen with stainless steel appliances and granite stone benchtops Breakfast bar Ducted reverse cycle heating and cooling Three large bedrooms with built-in robes Master bedroom with walk-in robe and ensuite featuring dual vanity Main bathroom with a well-sized bathtub Laundry room with linen storage Under-stair storage—perfect for a wine collection Private backyard on the golf course of Yowani Country Club—away from main fairways Two-car garage (side-by-side) with internal access Alarm system Property Particulars: Residence Size: - Lower Level : 130.73m<sup>2</sup> - Upper level: 74.53m<sup>2</sup> - Garage: 34.27m<sup>2</sup> TOTAL SIZE: 239.53m<sup>2</sup> Rates: \$2,035.55 p.a (approx.) Body corporate: \$4,022.56 p.a (approx.) Land tax (only applicable if not your primary residence): \$2,469.00 p.a (approx.) Rental Guide: \$750.00 - \$800.00 per week EER: 5.5 Built: 2003 with Compliance Granted: 2004 Strata Manager: Vantage Strata Total Number of Town homes within the development: 167 For further questions or to inspect this stunning home, please contact Ante Vatauk at 0419 695 569. Ante is more than happy to assist you on your journey to finding the perfect home. 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.