

135/50 Ellenborough Street, Lyneham, ACT, 2602



Townhouse For Sale

Friday, 22 November 2024

135/50 Ellenborough Street, Lyneham, ACT, 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Belinda Riding
0437363124

Luxurious Single-Storey Living in the Coveted Sanctuary Estate

This pristine residence, offers a rare opportunity to secure a home with a well thought out floorplan, blending superior quality, functionality & elegance.

Upon arrival, you'll be greeted by a north-facing front courtyard, providing a private & peaceful space to enjoy your morning coffee. Inside, the home features tiled open plan living, dining & kitchen areas, enhanced by an internal courtyard & skylights that flood the space with natural light.

The kitchen is a standout, equipped with stone benchtops, Smeg appliances, a 4-burner gas cooktop, oven & a Fisher & Paykel double-drawer dishwasher, all complemented by a sleek tiled splashback.

The main bedroom serves as a private retreat, featuring a metallic rose gold feature wall, a spacious walk-in robe & a luxurious ensuite with double sinks & heat lamps for added comfort in winter. Two additional well-sized bedrooms, both with built-in robes are perfect for family or guests. The separate main bathroom includes a spa bath, providing a serene space for relaxation.

Designed for year-round comfort, the home is fitted with reverse cycle air-conditioning, new ducted gas heating & instant Rinnai gas hot water. The property further offers high security with an alarm system, an internal laundry & storage.

Outdoor living is equally impressive with front & rear courtyards, providing space for relaxation & entertaining. The property includes internal access from the double garage with plenty of visitor parking available.

As a resident, you will also enjoy the estate's BBQ area, playgrounds & community Yurt hall.

Close proximity to the bustling Dickson Shopping Centre & the charm of Lyneham Shops. Relish local favourites like the iconic Old Canberra Inn, Canberra's oldest licensed pub or unwind at Tilley's Devine Café & Gallery.

Only minutes away, you'll find premier sporting venues such as the Canberra Tennis Centre, well renowned Yowani Country Club, National Hockey Centre & ACT Netball Centre.

With Canberra City just a quick 10-minute drive away, you'll have work, entertainment & culture at your fingertips. Whether heading to Sydney via Northbourne Avenue or Melbourne via the Barton Highway, enjoy easy access to major routes that make commuting & traveling a breeze.

This home represents the perfect combination of luxury, privacy & low-maintenance living in one of Canberra's most sought-after locations, offering a coveted design that maximizes both style & function.

Highlights:

Luxury Sanctuary Estate

North facing

Single storey

Front and rear courtyards

Tiled open plan living, dining, kitchen & family

Stone benchtops

Stainless steel appliances

Smeg 4 burner gas cooktop

Smeg oven

Fisher & Paykel double drawer dishwasher

Double sink

Tiled splashback

Internal courtyard
Well sized main bedroom
Ensuite with double sink
Heat lamps in bathrooms
Spa bath
Walk in robe
2 bedrooms have built in robes
Alarm system
Downlights & skylights throughout
Reverse cycle air-conditioning
New ducted gas heating
Instant Rinnai gas hot water
Internal laundry
Storage
Internal access from double garage with remote
Plenty of visitor parking
BBQ area, 2 playgrounds & Yurt community hall

Essentials:

Approximations:

Complex The Sanctuary

Built: 2004

Living: 161m²

Garage: 38m²

Total: 199m²

Rates: \$2,052 per annum

Vantage Strata: \$5,617 per annum inc. Sinking Fund

Land tax: \$2,599 per annum (Investors only)

Rental estimate: \$750 - \$770 per week

EER: 4.5