

185/50 Ellenborough St, Lyneham, ACT 2602

Sold - 4/06/2022

Townhouse 3  2  2 



Seeking Sanctuary? Look no Further!

Auction Location: On site

Backing directly onto the picturesque Yowani Golf Course (and more specifically the 15th tee) and featuring gateway access onto the course, allowing for a ten-minute stroll to the Clubhouse, this immaculate 2-storey townhouse has so much to offer. Even if you're not a golfer, you will love the green and leafy outlook from the sunny, open plan living area and the main bedroom.

Despite the easy access to the golf course, the current owners have only had one golf ball in their lovely courtyard and outdoor entertaining area in their 15-year tenure - and that was dropped by a magpie!

The home is absolutely delightful, and the floorplan will suit most buyers. Both the large main bedroom and expansive living area are on the ground floor and open onto the courtyard, giving superb indoor/outdoor flow. Its location, at the end of the block, means that it has extra windows, giving the home superb natural light. There is double glazing throughout, and the ducted reverse cycle heating and cooling ensures year-round comfort. The main bedroom features a generous walk-in-robe and ensuite. Both other bedrooms have built-in-robos and the big main bathroom has a corner spa and separate shower. There is great storage throughout including excellent use of the under-stair space and there's also a powder room downstairs for convenience.

The complex is well established and highly sought after, with ample visitor parking, lovely established gardens and reasonable body corporate levies. This is a lovely home, which the current owners have thoroughly enjoyed.

At a glance;

- Superb floor plan, approx 166sqm
- Large main bedroom on the ground floor
- Backs directly onto Yowani Golf Course
- 2 car garage with auto doors and internal access
- Main bedroom and living area flow to outdoor entertaining area
- Double glazed windows throughout
- Crimsafe screen doors front and back
- Ducted reverse cycle heating and cooling

Listed By

Stephen Bunday
Phone: (02) 6257 2111
Mobile: 0416 014 431

Open for Inspection

By Appointment.

