

36/21 Cossington Smith Cres, Lyneham, ACT 2602

Sold - 25/06/2022

Townhouse 3  2  1 



Make Your Mark at Hamilton Park!

Auction Location: On site

This renovated 3-bedroom, 2-bathroom home is nestled in the heart of the Hamilton Park complex in the sought after Inner North and backs directly onto a strip of private reserve. Hamilton Park is an established and tightly-held townhouse development opposite the North Lyneham shops and close to cafes, schools and public transport.

The home itself has an abundance of features and has been recently painted both inside and out. Downstairs, you have underfloor heating, garage with internal access, new laundry with epoxy flooring, the second bathroom with a bath (renovated in 2021), and a north-facing open-plan living room which flows onto a large hardwood deck and private north-facing garden. The garden - complete with a mulberry tree, kiwi & passion fruit vines, and a veggie garden - opens onto the reserve which is a great spot to throw a ball to your dog or for the kids to run around on a sunny afternoon.

Upstairs you will find the sparkling new bathroom, the main bedroom (with walk-in-robe) and two other bedrooms, both with built-in-robos. Bedrooms 1 and 2 also feature reverse-cycle heating and cooling and all rooms open onto a north-facing balcony.

Some extra features include new lighting downstairs, honeycomb blinds (for energy efficiency), a built-in projector and screen, a 'zip' instant hot and cold tap to the kitchen, a large, fixed cantilever umbrella to the deck, and an extra panel heater downstairs for those in-between seasons.

You are simply spoiled with this Inner North location. It's just 100m from your back gate to the Farmers Market Organic store, 300m to the Old Canberra Inn and just a 10-minute walk to the North Lyneham Ridge Nature Reserve. A direct bus to the city is just 50m away or walk to the light rail in 10-15 minutes. Lyneham has so much to offer - great cafes, excellent schools, local shops, nature all around, and it could all be yours!

At a glance;

- All bedrooms open onto elevated north-facing balcony
- North-facing rear deck with cantilever umbrella and courtyard
- New lighting downstairs
- Recently painted throughout
- Underfloor heating downstairs
- Hardwood bamboo flooring upstairs

Listed By

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Open for Inspection

By Appointment.