



## Lyneham, 61/12 Oliver Street

### 2-Bedroom Townhouse in the Heart of Lyneham

Discover the allure of this incredible 2-bedroom townhouse, strategically positioned in close proximity to the city while embracing a tranquil ambiance. Offering modern living with an updated kitchen boasting contemporary features such as a dishwasher, gas cooking facilities, and a convenient breakfast bar. The heart of the home unfolds into a spacious and inviting open plan living and dining area, creating a seamless flow for everyday living.

The townhouse encompasses two generously sized bedrooms, each featuring built-in robes, providing ample storage space. The updated bathroom includes a relaxing bath and shower, with a separate laundry for added convenience.

Beyond the interiors, this residence extends its charm to outdoor spaces. A private front courtyard beckons, offering an ideal setting for al fresco dining, entertaining friends, or simply enjoying a quiet moment in the fresh air. Additionally, the property includes a rear grassed courtyard common area, providing a communal space that adds to the overall

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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/1HKMF9F92](http://ljhooker.com.au/1HKMF9F92)

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EER



**LJ Hooker Dickson**  
**(02) 6257 2111**



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appeal.

For added convenience, a single lock-up garage ensures secure parking and further enhances the practicality of this exceptional townhouse.

- Open plan living and dining.
- Reverse cycle air conditioner.
- Updated kitchen with gas cooking, dishwasher & breakfast bar.
- Updated bathroom with bath and shower.
- Separate laundry.
- Clothesline in courtyard.
- North facing courtyard.
- Built in robes to both bedrooms.
- Single lockup garage.

Distinguished by its leafy streets and diverse housing options, from cottages to modern apartments, the suburb exudes a strong sense of community. With its central location, Lyneham provides residents easy access to cultural and recreational amenities, including the popular Lyneham shops, home to boutique stores, cafes, and restaurants. Green spaces like Lyneham Oval enhance the suburb's appeal, offering recreational opportunities. This suburb epitomizes Canberra's balanced lifestyle, making it a welcoming and convenient place to call home.

**Facts:**

Availability: 16 April 2025

Lease Period: 12 months

Applications: 2apply

Parking: Single lock up garage

Cooking: Gas

A/C: Reverse Cycle Air Conditioner

EER: No current EER on the listed property

The property complies with the minimum ceiling insulation standard.

**Disclaimer:**

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

**PETS:**

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

**WISH TO INSPECT?**

1. Click on the "BOOK INSPECTION" button (available on our website)
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged



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4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

## More About this Property

**Property ID** 1HKMF9F92

**Property Type** House

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