



30 Dorrit Black Crescent, Lyneham

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Immaculate Home in a Quiet, Highly Desirable Position

Tucked away in a peaceful pocket of Lyneham, this newly refreshed residence delivers an effortless lifestyle just moments from Canberra's key hubs. With brand-new carpet and a full interior repaint, the home feels bright, clean and ready for its next chapter.

Designed for comfortable everyday living, the layout offers two separate zones for relaxation and entertaining. A welcoming lounge and dining space sits at the front, while a casual living area at the rear flows easily from the kitchen, which is equipped with quality appliances and generous storage. Plantation shutters feature throughout, adding style, warmth and privacy.

There are three well-proportioned bedrooms, two with built-in wardrobes, and the main bedroom enjoys its own access to the bathroom. A separate toilet and a full laundry with outdoor access enhance everyday convenience.

Outdoors, the sunny rear courtyard is wonderfully low-maintenance-an ideal spot for morning coffee, weekend barbecues or simple downtime. Established gardens create a pleasant backdrop without demanding hours of upkeep.

FOR SALE
Auction

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Positioned just minutes from the City, Dickson, local schools, walking trails and popular cafés, this home offers exceptional convenience in one of Canberra's most central and tightly held suburbs. Move straight in and enjoy the comfort, the updates and the unbeatable location.

Features:

- Freshly painted throughout
- Brand-new carpet installed
- Two distinct living areas
- Well-equipped kitchen with modern appliances
- Three bedrooms, two with built-in storage
- Bathroom with direct access from the main bedroom
- Separate toilet
- Full laundry with external door
- Plantation shutters
- Reverse-cycle split system plus ducted gas heating
- Additional multipurpose rumpus room
- Level 520sqm block
- Low-maintenance paved courtyard
- Established garden beds at the front and rear
- Secure car accommodation for up to three vehicles
- Garden shed
- 8 rooftop solar panels
- Quick drive to the City
- Close to Dickson's shopping and dining precinct
- Easy access to Belconnen via major arterial roads
- Near EPIC, markets and community events
- Minutes from Crace Grasslands, Bruce Ridge and Black Mountain
- Short trip to Lyneham's popular cafés and local shops

Internal living area: 126 sqm

Land Size: 520 sqm

Rates: \$3,976 p.a.

Land Tax: \$7,854 p.a. (investors only)

EER: 4

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MORE DETAILS

Property ID	HP0M7F8H
Property Type	House
House Size	192 m2
Land Area	520 m2
EER	4
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

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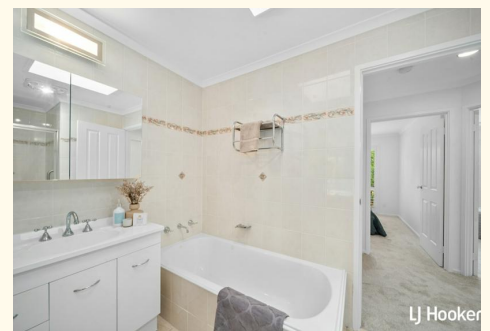
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