



## Lyneham, 4 Edwell Place

Inner North Opportunity - in need of love

Nestled in an idyllic cul-de-sac location in the ever-popular North Lyneham estate, this is your opportunity to obtain a foothold in Canberra's inner north market. You may be just entering the property market or seeking to upgrade from an apartment to a house on a block. While it is in need a little love and affection, it is ready for you to move into and enjoy while you attend to any repairs, repainting and adding your own personal touches.

Comprising 3 bedrooms with a separate living space at the front of the home and a combined kitchen/family room that opens out to the spacious rear yard, all the fundamentals are in place. Further, being a zero-lot line design on a 500+m2 block this property offers additional room for you if you wanted to extend, subject of course to approval.

Being in the newer North Lyneham precinct, you get to enjoy all of the established facilities within a short 5-minute drive or an electric scooter ride. These include the Lyneham shops,



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**For Sale**  
Auction

**View**  
[ljhooker.com.au/HNZZ4F8H](http://ljhooker.com.au/HNZZ4F8H)

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**EER** ★★★★★

**LJ Hooker Belconnen**  
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public & private schools, the Yowani golf course, the hockey & tennis centres, the Lyneham Ridge walking tracks or bike trails. And of course, only a short drive away is the Dickson centre the primary office and shopping district along Northbourne Ave as you drive out from the city. This area includes Canberra's very own China Town for those with a taste for Asian cuisine.

Don't miss out as there are so few opportunities like this that come to the market.

#### Features & Benefits

- \* Walking distance to 40-hectare Urban Forest that is the Lyneham Ridge reserve
- \* Yowani golf club is down the street and across the road
- \* Ready Access to the tram on Northbourne Ave
- \* Only 5 mins drive to Dickson with its supermarkets, hairdressers, coffee shops clubs, China town, medical centres, etc
- \* 10 Minute drive to Braddon entertainment precinct
- \* Ready access to Canberra's major road network
- \* Carpet to the bedrooms
- \* Airconditioning to the living room
- \* Gas hot water service
- \* Gas oven

#### Essential Data

Size: 103.9 sqm

Land Size: 502 sqm

Rates: \$4,470 p.a.

Land Tax: \$9,075 p.a. (investors only)

Land Value: \$700,000

EER: 3.0

NBN: Fibre to the Node

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## More About this Property

<b>Property ID</b>	HNZZ4F8H
<b>Property Type</b>	House
<b>House Size</b>	103 m2
<b>Land Area</b>	502 m2
<b>EER</b>	3
<b>Including</b>	Air Conditioning

**Michael Wellsmore 0418 265 533**

Sales Agent | [mwellsmore@ljhbelconnen.com.au](mailto:mwellsmore@ljhbelconnen.com.au)

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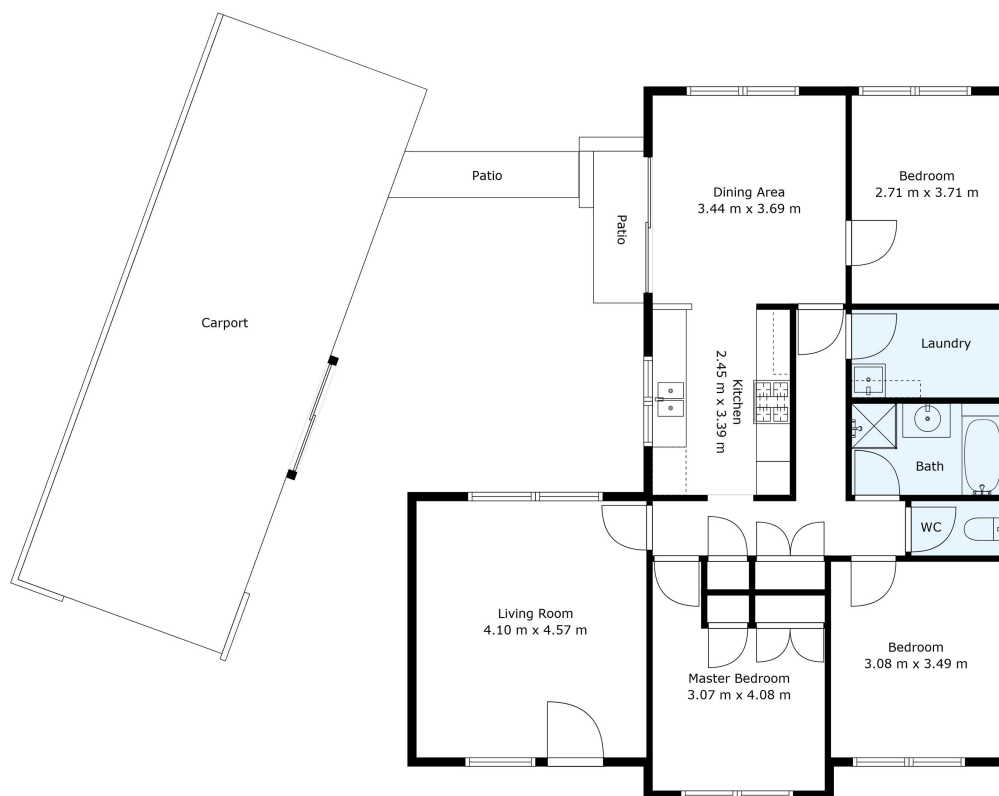
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#### 4 Edwell St, Lyneham



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