

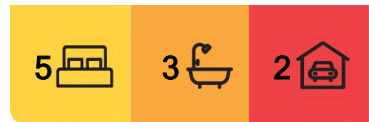


## Lyneham, 47 Fred Williams Crescent

LUXURIOUSLY APPOINTED ENTERTAINER WITH NEVER ENDING VIEWS

Perched on a stately 1344m<sup>2</sup> block and nestled within prestigious surrounds, this much loved family home boasts sweeping views over the treetops to mountain vista surrounds. Offering 387m<sup>2</sup> of light filled and spacious living, this home has been designed with family living at the forefront, many flexible living and entertaining options ensuring all buyer types are well catered for.

Designed with the best of modern lifestyles in mind, an immediate impression of finesse and grandeur is received from the moment you approach the property. Set back from the road, you are welcomed by landscaped greenery, soaring palm trees and a semicircular driveway. Stepping inside, the double-door entrance sets the tone of this executive home, the soaring high ceiling, timber features and elegant chandelier guide you to the upper level. With multiple areas in which to relax, unwind and entertain, there is a formal living area, complete with a bar, an adjoining formal dining zone equipped to seat the extended



**For Sale**  
\$2,700,000 +

**View**  
By Appointment

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EER ★★★★★

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family, plus a separate family room. Both entertaining areas offer access to the front outdoor entertaining terrace, spanning the length of the home, embracing beautiful views to enjoy for a morning coffee or evening drink. The dining area is anchored by the kitchen for ease of entertaining, as well as access to the rear terrace. Leading you outside to the pool and outdoor entertaining area. Equipped to handle entertaining with ease, the kitchen holds a large footprint, offering incredible bench and storage space, walk in pantry, double oven, electric cooking and dishwasher with an outlook over the backyard.

5 bedrooms are positioned on this level, four with built in robes, the master especially spacious and featuring an ensuite. These are serviced by the main bathroom, offering luxurious spa bath, shower, WC, plus a separate powder room with second WC for convenience. There is also a separate laundry with outside access and large linen press on this level.

Downstairs offers further flexibility, with the option for additional bedroom and entertaining space, or to be utilised as a self-contained residence. There is a large living/entertaining room, complete with gas log fireplace and projector with screen, plus the ability to section off part of the room to serve as additional guest accommodation or privacy for a study. The adjacent kitchenette offers a built-in sink and cabinetry, with plenty of room for additional appliances and storage. There is a large studio room or 6th bedroom, tiled for convenience, with its own full bathroom. This area offers incredible convenience, ideal for multigenerational living or the au pair, income opportunity, home office or home business, or simply more space for the family to enjoy.

Outdoors, there are multiple spaces for the whole family to enjoy. Designed to cater for any celebration, there is a sparkling in ground pool, paved entertaining areas, two covered patios, flat grassed areas, plus an additional undercover entertaining area or carport/boat/caravan accommodation. Easy care manicured gardens surround, offering privacy, including a well-established lemon tree. There is a long list of additional features, including a double garage with internal access and two storage rooms, additional separate driveway at the back of the house, plus a magnitude of off-street parking space on the driveway, incredible under house storage and drive through utilities, ducted gas heating plus 5x reverse cycle heating and cooling units and a water feature to name a few.

Ideally located, within walking distance to the local North Lyneham shops and bus stops, plus perfectly positioned in close proximity to the tram line, shops, restaurants and facilities available at the Lyneham and Dickson hubs, plus easy transit to the City and surrounds. Quality education is close by with Lyneham Pre, Primary and High Schools plus Brindabella Christian College.

- Large family home with multigenerational living options
- Stately 1344m2 block
- Panoramic views, best enjoyed from two living areas and front terrace spanning the length of the home
- Grand entrance with high ceilings and chandelier
- 5 bedrooms located on the upper level, all with built in robes, master with ensuite
- Self-contained residence downstairs with living room, kitchenette, bedroom and bathroom with separate access, option for 6th bedroom and additional living area to the main residence
- Three separate living areas upstairs



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- Spacious kitchen with walk in pantry, double oven, electric cooking and dishwasher
- Main bathroom with spa bath, shower, WC, plus a separate powder room with second WC for convenience
- In ground pool with multiple outdoor entertaining areas
- Easy care, manicured gardens including palm trees and lemon tree
- Large separate laundry
- Double garage with internal access and storage space, additional carport or boat/caravan storage, under house storage, off-street parking on the semicircular driveway for multiple cars
- Ducted gas heating, 5x reverse cycle heating and cooling units plus gas log fireplace
- Ideally located with walking distance to local shops, plus close proximity to popular shopping and dining precincts with easy access to arterial roads

Land size: 1344m2 (approx.)

Living size: 387m2 living + 54m2 garage (approx.)

Land value: \$1,111,000 (approx.) (2023)

Rates: \$5,622 p.a (approx.)

Land tax: \$10,566 p.a (approx.)

Construction: 1988

EER: 3.5 stars

**Disclaimer:**

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## More About this Property

<b>Property ID</b>	H10H5W
<b>Property Type</b>	House
<b>House Size</b>	441 m <sup>2</sup>
<b>Land Area</b>	1344 m <sup>2</sup>
<b>EER</b>	3.5

**Jane Macken 0408 662 119**

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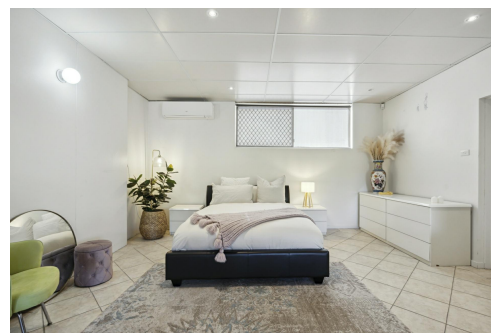
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