







22/44 Medworth Crescent, Lyneham

Exceptional Space, Elevated Position & Effortless Living

Step inside and prepare to be impressed. Offering an exceptional sense of space, privacy and outdoor living, this remarkable townhouse is anything but ordinary.

Boasting an impressive 106sqm of living space, the home delivers proportions rarely found in townhouse living. Generous interiors flow effortlessly through to massive front and rear courtyards, creating an enviable balance of indoor comfort and outdoor entertaining.

Positioned in an elevated setting, the home enjoys a wonderful sense of openness and outlook, while its thoughtful layout provides plenty of room to live, entertain and unwind.

Whether you're looking for your first home, a smart investment or a spacious downsizer, this property offers a rare combination of size, outdoor space, position and value.

And with low strata fees, the lifestyle is as practical as it is impressive. This is townhouse living with a difference - big on space, big on lifestyle and incredibly hard to replicate.

2 2 2

FOR SALE
By Negotiation

VIEW
Sat 21st Nov @ 9:00AM - 9:30AM

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.

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Inspection is highly recommended. Come and experience just how impressive this townhouse really is.

Property highlights:

Exceptional 106sqm of internal living
Huge front and rear courtyards
Desirable elevated position
Oversize single lock up garage with internal access
Extra car space
Spacious and versatile townhouse design
Evaporative cooling upstairs
Excellent indoor/outdoor connection
Low strata fees $740 approx per 1/4.
Rates $685 per 1/4
Outstanding opportunity in highly sought-after Lyneham

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for sale, we accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided.











MORE DETAILS

Property ID	376AGCY
Property Type	Townhouse
House Size	106 m2
EER	3.5

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Ground Floor



First Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

22/44 Medworth Crescent, Canberra

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