



55/2 Archibald Street, Lyneham

## Live the Lyneham Lifestyle!

Situated in the tightly held and award-winning Elan complex, this modern two bedroom townhouse offers the ultimate in convenience and lifestyle. Located within walking distance to restaurants, cafe's and the historical Old Canberra Inn you can leave the car at home and enjoy the benefits of inner city living.

The townhouse is seamlessly split over two levels. You enter the home through a private courtyard, which flows directly into a light filled formal lounge room. Through the hallway you will find a well-appointed modern kitchen with high quality Bosch appliances and ample storage space. This townhouse sets itself apart from the rest with an additional open plan living/dining area which flows onto a large outdoor entertainment area, perfect for entertaining friends and family.

The living area is serviced by a downstairs powder room, perfect for the convenience of your guests. On the upper level the main bedroom features views over the rear courtyard, wall to wall built-in robes and large modern ensuite. The second bedroom is generous in size and also includes built-in robes with plenty of storage space.

The main bathroom has floor to ceiling tiles, a separate bath and shower and quality fixtures. Twin secure underground car parks with your own lockable storage shed, complement the amenities of the

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**FOR SALE**  
\$720,000+

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

complex including a well maintained pool and BBQ entertaining area. Located minutes walk to the Light Rail with all of the access to the CBD and beyond, the Dickson shopping and restaurant precinct and numerous local schools, parks and ovals.

Features:

Open plan kitchen with dual living areas

Two private courtyards

Two secure carpark with plenty of visitor parking

Powder room downstairs

Two generously sized bedrooms

European Laundry on the ground floor

Split systems in the master bedroom and the main living area

Bosch Stainless appliances and built-in dishwasher

Plenty of storage space in the kitchen, upstairs and in the garage.

Walking distance to the Light Rail, Dickson shopping & restaurant district and local schools & colleges

## MORE DETAILS

Property ID	1HKN24F92
Property Type	Townhouse
House Size	88 m2
EER	4.5
Including	Air Conditioning Pool Courtyard Dishwasher Remote Garage

**Andrew Browne 0403 169 259**

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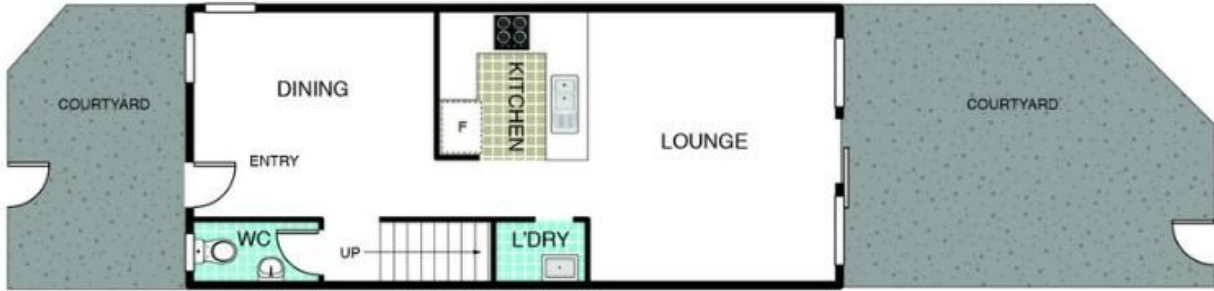
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UPPER LEVEL



GROUND LEVEL