



3/50 Ellenborough Street Lyneham, ACT



### Private oasis

When it comes to living a lifestyle of quality, tranquillity and space, with so much on your doorstep it is hard to look past the highly prized homes parcelled within 'The Sanctuary', and 3/50 Ellenborough Street is no exception. Regarded as one of the Inner North's most sought after communities, this immaculate three-bedroom residence is a rare offering to the market, being only one of a select few that enjoys picturesque golf course views, open plan spacious interiors, a versatile floorplan suited to all demographics and surrounded by meticulously manicured gardens throughout the complex.

Nestled just a moment's walk from a host of local amenities including, North Lyneham shops, Next Generation Gym and Sports Centre, the Old Canberra Inn and Lyneham sports fields. The shops and restaurants of Dickson are only marginally further away and still within easy walking or riding distance.

Price: \$1,200,000+



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The residence itself is spacious and airy with a grand entrance hallway leading into an open plan kitchen, dining, and living area. The kitchen has been completely redesigned with...





First Floor



Ground Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Lyneham



First Floor



Ground 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.