

**1/33 Novar Street, Yarralumla, ACT 2600**

LUTON

**Townhouse For Sale**

Thursday, 13 June 2024

1/33 Novar Street, Yarralumla, ACT 2600

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 183 m2**

**Type: Townhouse**



Mina Etminan  
0261763425

## Auction

Discover the charm of 1/33 Novar Street, Yarralumla, brought to you by Luton Properties and Mina Etminan. This inviting 3-bedroom, 3-bathroom townhouse is nestled in the heart of Novar Street, offering unparalleled access to Yarralumla Shops, the esteemed Royal Canberra Golf Club, and the serene shores of Lake Burley Griffin. Step inside to be greeted by the airy lounge featuring vaulted ceilings, ideal for unwinding after a long day. The ground floor also hosts a stylish kitchen, generous living and dining areas, a convenient European laundry, double garage with internal access, and two cozy bedrooms complete with built-in wardrobes. Upstairs there is the luxurious main bedroom boasting a built-in robe and ensuite. On this level, a tranquil private balcony awaits, perfect for enjoying quiet moments alone or with loved ones. This residence epitomizes a lifestyle of comfort and ease. Outside, the lush courtyard awaits. Offering ample space for outdoor leisure, the green surroundings and assorted fruit trees create an idyllic setting for basking in the sun and embracing the outdoors. Don't miss out on this great opportunity and make the lovely 1/33 Novar Street, Yarralumla yours! Key Highlights:-Amazing Location-Beautifully presented inside and outside-Freshly Painted outside-3 Good Size Bedrooms-Ensuite-Stylish Kitchen-Powder Room-European Laundry-High Vaulted Ceilings-Attractive and functional Courtyards-Double Car Garage-Built in Ducted Vacuuming System-Cooling and Heating Systems-Inspections Highly Recommend -Living Size: 183m<sup>2</sup>-Block Size: 486m<sup>2</sup>.-UV\$: \$1,800,000-Land Rates: \$2561 per quarter approx. -Strata: \$1000 per quarter approx.-Land Tax: \$5056.25 per quarter approx.-EER: 6.0