

# 10 Drummond Row, Yarralumla, ACT 2600

## House For Sale

Saturday, 27 April 2024

BASTION  
PROPERTY GROUP

10 Drummond Row, Yarralumla, ACT 2600

Bedrooms: 4

Bathrooms: 2

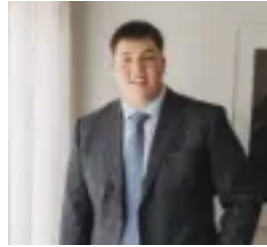
Parkings: 2

Area: 935 m<sup>2</sup>

Type: House



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## AUCTION

Meticulously crafted with focus on effortless living and enviable entertaining, an inspired combination of soaring ceilings, quality flow and high-end finishes present a masterpiece residence in this prized Yarralumla pocket. Central to the home is the expansive open plan living, dining and kitchen hub, with an impressive climate-controlled glass wine room, all flowing out to a multitude of outdoor entertaining areas, presenting a quality space designed to create memories with family and friends. The Chef's kitchen, featuring double wall ovens, induction cooking, striking waterfall stone top island bench, walk-in pantry, feature marble tile splashbacks, and abundant quality cabinetry, connects seamlessly with the space, allowing our hosts to participate in the action whilst creating in the kitchen. Additional formal living and sunken activity rooms provide retreat living spaces at either end of the home, perfectly versatile for the modern family dynamic. Accommodation is generous and well appointed, with the resort-style main suite privately located away from the other bedrooms and enjoying an inspired ensuite, with chic chevron tiling, twin vanities, and double rain head privacy shower, as well as a large, custom fitted walk-in robe. The three additional bedrooms are large, have good-sized built-in robes, and share a gorgeous main bathroom, also with twin vanities and stylish layout, with the added convenience of a separate toilet. Further additions to this accommodation wing include a central activity/living room, good-size study nook and large additional storage. Add to this the double remote control lock up garage with internal entry, abundant additional storage throughout, internal laundry, central powder room and gorgeous landscaped grounds, and this stunning residence has everything to offer the discerning buyer, making an inspection an absolute must. - Burnished concrete floors, Zoned hydronic heating, ducted heating/cooling, temperature-controlled cellar, security system, 4m ceilings in living area - Stunning chefs' kitchen with double Melie wall ovens, induction cooking, striking waterfall stone top island bench, walk-in pantry, marble tile splashbacks, and abundant quality cabinetry - Resort-style main suite, enjoying window study nook, large walk-in robe and chic ensuite with twin vanities, double rain head privacy shower, feature tiling and great storage - 3 additional double bedrooms, all with built-in robes, sharing own living space, study nook and main bathroom - Architecturally design landscaped grounds, irrigation, mature garden beds Whilst all care has been taken to ensure accuracy, the material and information contained are approximate only and no warranty can be given. Bastion Property Group does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.