

# 11 Weston Street, Yarralumla, ACT 2600

## House For Sale

Wednesday, 12 June 2024



11 Weston Street, Yarralumla, ACT 2600

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Brett Hayman  
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## Auction

Want to down size to a large, light-filled townhouse, but need to take the car collection with you? Garage up to 6 cars in your own, massive basement, lock-up garage...OR...perhaps create an enormous home theatre or gym or both...OR...the storeroom of your dreams. Freshly painted outside, this townhouse has a large master suite, lounge, study, kitchen/family room, laundry, guest WC and alfresco "under main roof", all on ground level for very convenient living. There is a security entrance to the front door. Upstairs you'll find a further two good sized bedrooms, bathroom with a huge tub, separate WC and extra storage cupboards. Internal access to basement 6 car garage. In a set of 4 boutique townhouses, No. 11 is the only one with private entry to the rear of the property. There is a sizeable backyard with synthetic grass -goodbye mowing. The yard is bordered by stone-walled garden beds. It is very private. The large kitchen/dining/ family room is at the rear of the property looking out to the North at the private back garden. Mature deciduous trees provide great shade in summer and allow the north east morning sun to provide welcome winter warmth. The alfresco area is off the rear living area. Electric outdoor blinds extend the living space to allow dining or relaxing outdoors without the company of insects. Multi-fold doors link the alfresco and living spaces. Features: • Security entrance to front door • Only one common wall • 6 car garage • Large wardrobe space in each bedroom • Walk-in wardrobe and ensuite to main • Separate study • Two living areas • High ceilings and doors on main level • HUGE garage with 3.5m ceiling • Two full bathrooms/separate WC downstairs for guests • Easy maintenance gardens with watering system • Ducted air con • Bespoke cabinetry to main living area • Nine storage cupboards in hallways • Polished timber floors • Large Caesar stone benchtops in kitchen Location is a Dream: • Parkland and bird life all around • Moments access to pedestrian/bike shared paths • Yarralumla shops 500m away with great cafes/eateries • 500 metres to Yarralumla Primary • Short walk to lake • Bus stops to Woden or city 150m • Walk to Deakin shops • Mature oaks line the street EER: 5.0 Living Area: 182m<sup>2</sup> Terrace: 24m<sup>2</sup> Rates: \$5,882 pa (approx) Land Tax: \$8,654 pa (approx) Body Corporate: \$2,290 per quarter (approx)