

# 117 Hopetoun Circuit, Yarralumla, ACT 2600



## House For Sale

Saturday, 25 November 2023

117 Hopetoun Circuit, Yarralumla, ACT 2600

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Auction

Positioned in the quiet end of a friendly Yarralumla street with excellent access to Lake Burley Griffin, this fully renovated home promises an enviable lakeside lifestyle. Recently refurbished inside and out by multi award-winning craftsmen Pichelmann Builders and Precise Custom Joinery, the home is as-new and boasts a range of attractive features that are sure to impress. Timber, texture and abundant natural light create warmth and style. Floor to ceiling windows connect the north-facing living, family and bedrooms with the beautiful established gardens. A brand-new spacious designer kitchen is brimming with quality inclusions including a range of Electrolux appliances, stone benchtops, custom cabinetry and walk-in pantry. Opportunities to entertain are easy to imagine in this fabulous family home with full length doors and windows leading outdoors to a covered entertaining courtyard at the rear and a north facing deck off the family room, as well as indoors with spacious living, family and dining areas ideal for entertaining. In colder months, guests can circulate from the large dining space to the lounge and warm themselves beside the cosy gas fire encased in a dark, textured brick fireplace and floating American Oak timber mantle. Bedroom accommodation is generous with a segregated master at the front with stylish double ensuite and walk-in robe. Three bedrooms at the rear are serviced by a large bathroom with quality inclusions including underfloor heating and heated towel rails for added comfort. With its enviable location this residence offers a serene lakeside lifestyle with opportunities for water pursuits, cycling, and scenic walks. Easy access to numerous reputable schools, Parliamentary Triangle, Royal Canberra Golf Club, Weston Park, the CBD, and ANU, the home is also within easy walking distance to numerous popular cafes and restaurants including Farmers Daughter at charming Yarralumla shops and Double Shot in Deakin. An impressive, fully renovated home – the idyllic setting in one of Canberra's most coveted Inner South locations. Features:

- Quiet Yarralumla address (on a 923 m2 block)
- Single level, fully renovated inside and out
- Extensively refurbished by multi award-winning quality craftsmen Pichelmann Builders and Precise Custom Joinery
- Energy Efficiency Rating 6.0 Stars
- 4 bedrooms + large study
- 2 large living areas + dining space
- Master bed with walk in robe + stylish ensuite featuring double shower and double vanity
- 2 quality bathrooms + powder room with full height tiling, tasteful fixtures and comfort fittings (including under-floor heating and heated towel rails)
- Designer kitchen custom cabinetry with upper cabinets in natural oak finish, marble-look stone benchtops, white tiled backsplash, concealed walk in pantry, and breakfast bar
- Quality appliances including black Electrolux double oven, 900mm gas cooktop with cast iron trivets, microwave, 900mm Schweigen silent rangehood, Bosch integrated dishwasher, and plumbed-in french door refrigerator/freezer with ice-maker and water dispenser
- Recessed lighting under upper cabinets and pendant lights in kitchen
- Extensive use of hybrid oak timber flooring
- Quality carpets and curtains
- Timber louvre shutters
- American Oak timber cavity sliders with double-glazed fluted glass (office, lounge, family) for privacy and noise reduction
- Study with custom inbuilt natural wood finish shelving and contrasting cabinetry
- Skylights in living and study
- Ducted gas heating for efficient warmth distribution
- Contemporary gas fireplace (remote controlled) surrounded by original brickwork and handcrafted American Oak mantle
- Refrigerated air-conditioning for optimal climate control
- Spacious laundry with natural light, ample linen storage
- Multiple entertaining areas including courtyard and deck
- Outdoor gazebo
- Surrounded by beautiful established gardens including weeping cherry blossom, dogwood, silver birch, Japanese maples, hydrangeas, irises, roses, and a large vegie patch
- Secure, fully enclosed yard with remote security video intercom at front gate
- Double car garage