

**11A Weston Street, Yarralumla, ACT 2600**

LUTON

**House For Sale**

Saturday, 2 March 2024

11A Weston Street, Yarralumla, ACT 2600

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1667 m2**

**Type: House**



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## Auction

I am thrilled to present to the market this luxury town residence, conveniently located in the heart of Yarralumla on the lovely tree lined Weston Street. This boutique complex of only 4 is sited within one of Canberra's most premium suburbs. Outstandingly positioned within walking distance to vibrant Yarralumla village with restaurants, cafes and conveniences, it is an unparalleled location. A hidden gem, this Andrew Hobill Architecturally designed town home, with hints of the old Yarralumla red brick heritage, showcases high-end designer inclusions. The luxurious interior with warm tones offers exquisite timeless elegance. With a generous 223m<sup>2</sup> floorplan, level access to the ground floor, open plan casual living hub and high ceilings, this home is spacious and thought through. Accommodating 3 large bedrooms plus a study, the master bedroom suite is conveniently located on the ground level. The attentive design makes it an ideal choice for downsizers seeking a blend of luxury and accessibility. Upon entering this beautifully presented home you are greeted by a private and well-appointed formal lounge complete with fireplace as well as secluded and peaceful study area. This sets the tone for the atmosphere that permeates the entire home. The modern and light filled designer kitchen, with large stone island bench, has plenty of storage, soft close drawers, induction stove top, Miele dishwasher and quality appliances. The adjacent meals and casual lounge area are north facing and look out to the leafy, well appointed, easy care garden with a generous lawned area. Deciduous Mandurian Pear trees surround the yard offering privacy in summer and additional sunlight during the winter months. Entertaining was carefully considered in the design of this town residence with separate living areas available to enjoy friends and family, the outdoor alfresco room being one of them. Modern stacker doors connect the living and dining rooms to this covered rear alfresco outdoor room that is private and functional complete with automatic screens and overhead fan. You can conveniently watch television from this space also. The segregated Master bedroom suite includes a large walk-in robe and ensuite with twin sinks and private WC. Additionally, 2 well sized bedrooms are located upstairs both with views of Yarralumla's tree canopy. The contemporary designer bathroom is large and superbly finished with modern tiles, quality tapware, and a deep bath. A separate WC is nearby. This level is ideal for visiting family, teenagers, or grandchildren. The large laundry and separate powder room are located near kitchen as is the generous built in linen cupboard. Remarkably the property also comes with 3 car garaging that is completely private with roller doors however still incorporated in the multi-use underground car park. It provides private internal access with ease of entry and further storage. Plans for stair lift for this staircase are available. This property is a must see, it defines sophistication and modern living, however still creating a welcoming and homely ambiance.

**Features:** Stunning architectural townhouse  
Boutique complex of only 4  
Executive tri-level design  
Plans for a stair lift from garage to ground level  
Three spacious bedrooms (Master suite on ground floor) plus study with peaceful outlook  
Underground three car garage with ample storage options  
Separate living spaces (formal lounge room, family room, covered outdoor alfresco area)  
Master bedroom downstairs with walk-in robe and designer ensuite with two vanities and private WC and large walk-in robe  
Designer bathrooms finished with modern tiles, quality tapware and large bath  
Modern, light kitchen with quality inclusions ideal for culinary enthusiasts  
Ducted heating and cooling throughout  
Quality tiled floors and wool carpet throughout  
Private, spacious, north facing yard with grass backyard perfect for kids or family pet  
Lockable gate and access to the street  
Covered outdoor entertaining area  
Automatic screens to alfresco  
Automatic watering system to front and rear gardens  
Three-car underground garaging and ample storage  
Walking distance to Yarralumla village with restaurants and cafes and IGA  
Swift access to all the Parliamentary Triangle, City, Woden, and nearby hospitals: Canberra, John James and Canberra Private hospitals  
Stroll to Lake Burley Griffin, Royal Canberra Golf Club and Yarralumla Primary School  
Public transport to exclusive schools, Canberra Grammar, St Claire of Assisi, and St Edmonds Collage

**Statistics:** Built 2013  
Living space: 223m<sup>2</sup> approx.  
Basement: 56m<sup>2</sup> approx.  
Front yard: 47m<sup>2</sup> approx.  
Rear yard: 133m<sup>2</sup> approx.  
Body corporate: \$2202.57p/q approx.  
Rates: \$1435p/q approx.