

12 Drummond Row, Yarralumla, ACT 2600



House For Sale

Friday, 15 March 2024

12 Drummond Row, Yarralumla, ACT 2600

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



Michael Pead
0431937684



Alexander Anlezark
0261031063

AUCTION

Set on 723m² a home that encompasses unparalleled quality. 12 Drummond Row sits quietly at the top of beautiful tree lined cul-de-sac. Yet behind the door is a dynamic oasis of functionality and practicality. All single level, this home was built with the future in mind, whilst the ideal sanctuary for a family home, its versatility allows the home to be perfect for the downsizer looking for that premium level low maintenance property in Yarralumla. Featuring a beautiful open plan design, a large oversized kitchen with stunning island bench top and gorgeous high ceilings. Entertaining, all year round is ensured with the wonderful integration to the outdoors, with oversized glass doors opening directly into the alfresco area, complete with outdoor woodfire Pizza oven and swimming pool. With generous natural light throughout options for a fourth bedroom rumpus or study including a spectacular 3000++ bottle wine cellar you'll be nestled at home in one of Canberra's finest suburbs.* Stunning open plan design. All single level* 304sqm Total Gross Area * Stone island benchtop with double oven and double dishwasher * Huge amounts of storage space * Master bedroom with stunning high arched ceilings with ensuite, walk in robe for his and hers opening out to the pool area.* Clipsal iconic technology, advanced dimmer technology * Ducted cooling and heating* Australian Hardwood 18mm Timber flooring* Outdoor alfresco with woodfire pizza oven * Heated Swimming Pool * 3000++ Wine Cellar * Two and half car garage with internal accessRates: \$7,603pa (approx.)Land Tax: \$14,701pa (approx. if rented out)UCV: \$1,600,000 (2023)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.