

13 Hooker Street, Yarralumla, ACT 2600



House For Sale

Saturday, 2 March 2024

13 Hooker Street, Yarralumla, ACT 2600

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Type: House



Simon Richards
0262951600

Contact Agent

A gorgeous weatherboard cottage full of charm and character on a leafy block in a superb location. Sited behind a large hedge and established gardens, 13 Hooker St offers discreet privacy with a lovely street presence. Featuring French oak timber floors, multiple fireplaces, large formal entry hall, spacious lounge with plantation shutters, sunny kitchen with detailed joinery and three/4 generous bedrooms with updated bathrooms. The property is bathed in light throughout the day with full length rear windows which face north and a multitude of skylights. The rear garden is surrounded by mature trees and hedging, with a paved alfresco entertainment area with shade sail providing a wonderful opportunity for external entertaining. This residence is generous in size, boasting 215m² of living space in one of Canberra's most sought-after locations, within walking distance to Lake Burley Griffin and Yarralumla's shop precinct and cafe, schools and public transport. Close proximity to the CBD, Government House, Royal Canberra Golf Course and the Parliamentary Triangle. With RZ2 zoning and on a 817m² land holding, it offers fabulous potential for further development or a great spot to rebuild.

- RZ2 Zoning
- Three bedroom home with a large study room/4th bedroom
- Two ensuites and one main bathroom
- Beautiful plantation shutters throughout
- Light-filled through floor to ceiling windows and skylights
- New carpet in rear bedrooms
- Versatile floorplan with many living areas options
- Stylish kitchen with European appliances and integrated dishwasher, fridge/freezer and new kickboards
- Elegant custom joinery in the main living area and throughout the home
- French oak flooring
- Private and well-landscaped gardens at the rear with alfresco paved entertainment area and water fountain
- Covered front veranda overlooking grassed area
- Inground watering system
- Beautiful leafy outlooks of the gardens throughout
- Linen cupboards and plenty of storage space
- Electric split system heating and cooling
- Two fireplaces
- Lock-up garage with additional storage

Internal 215m² | Land Size 817m² | EER 1.0 | UV \$1,749,000 | Zoning RZ2