

15 Weston Street, Yarralumla, ACT 2600

LUTON

House For Sale

Thursday, 15 February 2024

15 Weston Street, Yarralumla, ACT 2600

Bedrooms: 4

Bathrooms: 4

Parkings: 3

Area: 481 m2

Type: House



Geraldine Collison

0419208244

Auction

Set over three light-filled levels this superb, separate title, executive family home is positioned in a beautiful oak-lined street. The spacious entrance foyer opens to the main level offering a glorious living area, with northerly aspect and double-glazed floor to ceiling windows and doors flooding the room with natural light, which flows through stacking doors to the courtyard and garden. The dining area is perfectly positioned adjacent to the crisp white kitchen with an abundant array of quality appliances, drawers, cupboards and solar blinds. This level also includes the generously sized master bedroom suite with access to a side path leading to the garden, a large ensuite bathroom and spacious walk-in wardrobe. The main level also includes a great functional study, providing a fourth bedroom option, European laundry and powder room/bathroom. A compact elevator, discreetly tucked into space near the stairs, takes you down to the lower level including a huge media/rumpus room with a spacious storage area behind sliding doors and the three-car garage with powered turntable and excellent storage room. The upper level includes two large additional bedrooms, both with ensuite bathrooms and an additional study area, which could also be utilized as a delightful nursery. The compact block of 481 m² means you won't be a slave to weekend gardening, however, the garden has been beautifully planted with a glorious selection of plants, trees and shrubbery providing privacy and offering bursts of colour throughout the year. The paved terrace is the perfect spot for alfresco dining or indeed a large gathering of family and friends can be accommodated as the living area opens to the terrace creating an expansive area for entertaining. The list of special features below all combine to enhance a comfortable lifestyle in this home to be enjoyed in all seasons whether hot summers or chilly Canberra winters. Located close to the Yarralumla shopping precinct, the Parliamentary triangle, Calvary John James Hospital, the Royal Canberra Golf Course, Grammar Schools, Yarralumla Primary and Deakin High Schools.

Features
Executive three level, separate title, home
Living area, with northerly aspect, flows through stacking doors to the courtyard and garden and includes Samsung television, gas fireplace and elegantly concealed storage cabinets
Dining area adjacent to the kitchen
Crisp white well-designed kitchen with abundant cupboard space, Neff five burner induction cooktop, Miele electric pyrolytic oven and combination Miele microwave/convection oven, Miele dishwasher, glass splashbacks, abundant drawer and cupboard space, solar blinds and plumbed refrigerator space
Master bedroom includes spacious ensuite, large walk-in wardrobe and courtyard access, the side pathway could also double as a pet pen as it is totally enclosed
Two large bedrooms on the upper level with ensuite bathrooms
Two studies, one large study on mid-level provides fourth bedroom option, study on upper level could also be a delightful nursery – both studies have excellent storage space
Large media/rumpus room on the lower level with conventional and solar lighting, Samsung television, Fisher & Paykel fridge, LG wine fridge, built-in cupboards and drawers and huge storage area behind sliding doors and in-floor safe
Powder room is also a bathroom with shower recess
Huge garage with powered turntable to accommodate three cars
Climate control – zoned reverse cycle air-conditioning services upper and mid-levels, gas fireplace in living area, double glazed throughout, underfloor heating in media/rumpus room and in all bathrooms including powder room, ceiling fans in all bedrooms and on patio
Honeycomb blinds - retains heat in winter and limits heat in summer, automated in living room and large window in entrance foyer
Gleaming spotted gum flooring and quality carpets
Lift from mid-level to basement
European style windows
Crimsafe fly screens on windows and doors
Under-stair lighting
Heated towel rails in all bathrooms (not powder room)
Remote garage door with phone connectivity
28 solar panels and battery
Ethernet throughout
Massive amount of storage throughout
Beautiful landscaped private gardens – mini care, inground watering system including to nature strip
Paved entertaining terrace
North facing clothes line
Close proximity to Yarralumla shopping precinct, the Parliamentary triangle, Calvary John James Hospital, the Royal Canberra Golf Course, Grammar Schools, Deakin High School and Yarralumla bilingual (Italian) Primary School