

16 Abbott Street, Yarralumla, ACT 2600



Sold House

Saturday, 3 February 2024

16 Abbott Street, Yarralumla, ACT 2600

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 898 m2

Type: House



Bree Currall
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Contact agent

Discover timeless elegance and refined living in this enchanting residence nestled within a prestigious, elevated enclave of Yarralumla. Steeped in charm, this home captivates with its light-filled interiors and gracious design. As you step through the door, the warm embrace of Jarrah timber floorboards guides you through generously sized rooms, each filled with an abundance of natural light pouring in through large cedar-framed double-glazed windows. The heart of the home lies in its north-facing, open-plan living and kitchen area, seamlessly connected to a sprawling wrap-around deck - a perfect entertainer's haven overlooking the Canberra red brick paved courtyard bordered by established greenery, creating a private and leafy retreat. The original building dates back to 1952 and was beautifully renovated in 2013 by Ross Wynne Builders to a Paul Tilse design. The residence has been meticulously maintained and retains delightful original stained glass features and well-preserved timber work. Other highlights that further enhance the luxurious living experience include a large picture window onto the front garden, a spacious kitchen, adorned with Miele appliances, a custom-designed study and extensive storage throughout, including a fully lined attic space. The north-facing aspect bathes the property in sunlight, complemented by a shade roof over the deck, carefully angled to maximise sunlight in winter and shade in summer.* Built in 1952, renovated in 2013* Large, elevated 898sqm parcel of land * 229sqm of north facing aspect * Established garden * Ducted gas heating* Evaporative cooling (Scandia) * Electric hot water (Rheem)* Jarrah floorboards * Large double glazed windows with cedar frames * Quality Miele dishwasher and oven* Bosch security system * Entertainer's home with a large wrap-around Merbau timber deck and Canberra reds-paved courtyard* Custom built enclosed attic storage with drop-down ladder * Car Accommodation: Double carport with generous storage and built-in shelves * School Catchment: Yarralumla Primary School, Yarralumla Montessori Pre-school, Alfred Deakin High School, Narrabundah College, metres from the Greek-Australian Pre-school and close to Canberra Girls Grammar School * Easy stroll to Yarralumla shops * 270m to the nearest bus stop, Route No. 57Rates: \$8,086pa (approx.)Land Tax: \$15,711pa (approx. if rented out)UCV: \$1,848,000 (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.