

**17/43 Hampton Circuit, Yarralumla, ACT 2600**



**Sold Townhouse**

Friday, 1 September 2023

17/43 Hampton Circuit, Yarralumla, ACT 2600

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 136 m2**

**Type: Townhouse**



Bree Prince  
0261821802

## Contact agent

PLEASE NOTE SATURDAYS OPEN HOME HAS BEEN CANCELLED  
What you see: A modern townhouse with all of the conveniences. Northerly appointed with the perfect balance of indoor and outdoor living in the heart of the Inner South.  
What we see: New York city vibes.  
See More: Northerly appointed Located in a quiet leafy area, opposite parkland Beautiful natural light throughout Segregated living and dining areas on lower level Double glazed windows Floating timber staircase Reverse cycle heating & cooling throughout Modern kitchen design Quality appliances Solid Red Gum timber flooring on the lower level Large master bedroom with built in mirrored robes Both bathrooms with floor to ceiling tiles and frameless shower screens Third bedroom overlooking parkland Built in BBQ area in front deck courtyard with ample storage Low maintenance rear courtyard with established hedging for privacy Roller blinds throughout the home Two side by side basement car parks with enclosed storage European style laundry Family friendly parkland at your doorstep  
Yarralumla is most known for: Proximity to Lake Burley Griffin for walking and exercising Yarralumla Yacht club Yarralumla local shop amenities Officially named Yarralumla after the local Ngunnawal Indigenous Australian name for the area in 1834  
Living: 136 sqm Outdoor area: 72 sqm Home Built: 2011 EER: 5.0 Rates: \$416 p.q Land Tax: \$450 p.q (approx. applicable only when rented) Strata Fees: \$1,686 p.q Rental estimate: \$950 - \$1,000 per week  
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