

18 Hooker Street, Yarralumla, ACT 2600

LUTON

House For Sale

Friday, 24 May 2024

18 Hooker Street, Yarralumla, ACT 2600

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1022 m2

Type: House



Aniko and Peter Carey
0261763466

Auction

Situated in a premium location, opposite open parkland and only a short walk to the lake, shops and school, this appealing circa 1925 "Californian Bungalow" is situated to one side of an outstanding block of approximately 1,022 m² in an RZ2 zone with a north aspect to the front. Currently screened by trim hedging, the white weatherboard and terracotta tile home has great charm, with a welcoming front porch, timber framed windows and brick chimney. However, the house is not heritage listed, allowing for a number of development options! The home feels steeped in history and features high, battened ceilings throughout, and apart from the kitchen, is presented in neat, liveable original condition, with lino flooring all through. Sunlight warms the north facing, front sitting room over the cooler months, while a gas heater installed in the fireplace, an air conditioner and ceiling fan ensure comfort. The spacious eat-in kitchen has been updated in recent years and features an upright electric stove in the chimney alcove and laminate benchtops. There is a separate laundry. The kitchen has been updated and opens onto the large rear entertaining deck which is enclosed with shade cloth and sheltered by a pergola with clear sheeting. Bedrooms are spacious and all offer built-in robes. The north facing master enjoys the sunny aspect and features two robes and a ceiling fan. The bathroom includes a bath with a shower, while the separate w/c is situated adjacent to the rear door to the entertaining deck. This overlooks the garden which offers a shaded corner, perfect for summer days. There is plenty of grassy play space and a large, raised brick veggie bed. The carport includes a lock up shed, and there is a second shed behind. Of course, this outstanding offering is all about the superb location! It is only a short walk to the scenic lakeside pathways, surely one of Canberra's loveliest attractions, and the cafes, restaurants and professional suites at Yarralumla shops, the primary school, tennis club, plant nursery and cafe, and many picnic and swimming spots. Parliament house and the City centre are just a short drive!

Key Features

- 1925 "Californian Bungalow" which is not heritage listed, is positioned to one side of an outstanding block of approximately 1,022 m² in an RZ2 zone with a north aspect
- Premium location, only a short walk to the lake, Yarralumla shops and primary school
- Weatherboard clad, terracotta tile house features charming front porch and timber framed windows
- Presented in neat, liveable, largely original condition
- High battened ceilings throughout
- North facing front sitting room features a gas heater, an air conditioner and ceiling fan
- Spacious eat-in kitchen has been updated with new laminate benchtops and electric stove
- Large rear entertaining deck, enclosed with shade cloth and sheltered by a pergola with clear sheeting
- Master bedroom faces north and offers two built-in robes
- All other bedrooms are spacious and have built-in robes
- Bathroom includes a bath with a shower, with a separate w/c adjacent to rear door to deck
- Carport with a lock-up shed and a second small garden shed
- Prime location, only a short walk to scenic lakeside pathways and the cafes, restaurants and professional suites at Yarralumla shops, primary school, tennis club and many picnic spots
- Short drive into the City centre and Parliament House

UV: \$1,852.00 Rates: \$ 8,572.00 (approximately)