

18 Lane Poole Place, Yarralumla, ACT 2600

House For Sale

Wednesday, 7 February 2024



18 Lane Poole Place, Yarralumla, ACT 2600

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 728 m2

Type: House



Linda Lockwood
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AUCTION

Located in one of Canberra's most highly desired and tightly held lakeside pockets, adjacent to Royal Canberra Golf Club and mere minutes from the Parliamentary Triangle and Canberra City, this lovingly updated and spacious family home presents the perfect opportunity to be fully immersed in the Yarralumla lifestyle. Framed by wooden floors and contemporary tones, the versatile and light-filled living surrounds a central atrium and includes both a large open plan living and dining, flowing out to an alfresco entertaining deck, and an additional formal lounge. The central kitchen connects to both living spaces, also overlooking the atrium, and enjoys a gas hob, plenty of bench space, tiled splashbacks, dishwasher, and abundant storage throughout. The main suite is privately set away from the other accommodation and boasts a walk-in robe and new ensuite, complete with twin sink vanity, frameless rain head shower, and floor to ceiling tiling. There are three additional bedrooms, two with built-in robes, sharing use of the large main bathroom with bathtub, separate shower, and floor to ceiling tiling. A good-sized internal laundry and double garage complete the home, presenting a truly welcoming Yarralumla haven that must be inspected to be truly appreciated. * 4-bedroom, 2-bathroom, and 2-car remote control lock up garage on 728sqm of land * Seamlessly connected living around a central atrium, joining the entrance, large open plan living and dining, kitchen and additional formal lounge* Private main suite with walk in robe and renovated ensuite, frameless rain head shower, and floor to ceiling tiling + 3 additional bedrooms, 2 with built-ins * Large main bathroom with bathtub, separate shower, and floor to ceiling tiling + large internal laundry with external entry and storage * Outdoor gazebo with adjustable louvres to take full advantage of the north facing aspect, on a large alfresco entertaining deck* Downlights with smart home technology installed throughout the home* Instant gas water heating* Ducted gas heating and electric cooling* A blend of yard space filled with lush greenery for private relaxation, play and utility.* Prestigious and quiet location. Close to Royal Canberra Golf Club, Yarralumla shops and Lake Burley Griffin 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.