

**19/43 Hampton Circuit, Yarralumla, ACT 2600**



**Sold Townhouse**

Friday, 27 October 2023

19/43 Hampton Circuit, Yarralumla, ACT 2600

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 136 m2**

**Type: Townhouse**



Bree Prince  
0261821802



Taylor Minchin  
0400280894

## Contact agent

What you see: One of three cleverly designed townhomes, opposite parkland in one of the best locations in Yarralumla. What we see: Lifestyle. See more: Located in a quiet leafy area, opposite parkland. Miele oven, induction stove top, dishwasher and steam oven. Beautiful natural light throughout. Double glazing throughout. Floor to ceiling windows and doors. Floating timber staircase. Reverse cycle air-conditioning in all bedrooms and living areas. New hardwood timber flooring. Master bedroom with built in robe. Low maintenance rear courtyard. Roller blinds throughout. 2 basement carparks with enclosed storage. European laundry. Bticino intercom. Within 10 minutes' walk to Double shot Deakin. Within 10 minutes' walk to Deakin shops. Within 3 minutes' walk to Yarralumla primary. Within 4 minutes' drive to Canberra Grammar. Within 4 minutes' drive to Yarralumla bay. Within 9 minutes' drive to Canberra CBD. Home Built: 2011. Living: 144m<sup>2</sup>. Outdoor area: 24m<sup>2</sup>. EER: 5.0. Rates: \$1,934 p.a. Land Tax: \$2,123 p.a (approx. applicable only when rented). Body corporate: \$1,686 p.q. Rental estimate: \$800 - \$850 p.w. Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.