

**19 Turner Place, Yarralumla, ACT 2600**



**Sold House**

Monday, 14 August 2023

19 Turner Place, Yarralumla, ACT 2600

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

**\$1,700,000**

Within 500m of Lake Burley Griffin, this largely original ex-government home presents a rare opportunity to modernise or create something special in a coveted and rapidly transforming loop street that promises the best of an inner-south lifestyle. On the market for the first time in nearly forty years, the home's character features, such as timber-framed sash windows, wide cornices and a central open fireplace, reflect its 70-year-old pedigree, but the tantalising asset here is the 634sqm block with north to the long boundary. Buffered by a public pathway that will take you to Weston Park or the village shops in minutes, it's also less than a five-minute drive to the Royal Canberra Golf course and a number of well-regarded schools, including Yarralumla Primary and Canberra Girls Grammar campuses. Mature streetscapes, swathes of green space, a tree-lined foreshore, bayside beaches, inlets and peninsulas, and a sense of peace that comes from being close to the water make this amazing location feel like it's the weekend every day of the week. Realise your vision and establish the foundations of an enviable future at this exceptional address. Features include: • Elevated monocrete home with tiled roof • Original condition throughout • Walking distance to Lake Burley Griffin, Yarralumla shops and Weston Park • Easy commute to Parliamentary Triangle, Canberra CBD, Deakin medical precinct and Woden • Surrounded by designer homes • Open fireplace • Ducted gas heating • Three bedrooms • Pine flooring to living areas and bedrooms • Vinyl flooring to kitchen and bathroom • Functional kitchen with updated appliances • Single carport • Shed with workshop

Outgoings and property information (approx): • Living size: 122.81sqm • Carport: 27.78sqm • UV: \$1,600,000 • Year built: 1956 • EER: 0

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.