

# 1B Hunter, Yarralumla, ACT 2600



## House For Sale

Tuesday, 2 April 2024

1B Hunter, Yarralumla, ACT 2600

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Type: House**



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## Auction 04/05/24

Experience the epitome of modern living with this newly constructed executive home, strategically positioned on one of Yarralumla's most coveted tree-lined avenues. Located in prestigious Hunter Street Yarralumla, this residence epitomizes luxury living in Canberra. Constructed by renowned local builder Classic Constructions, it showcases impeccable design by DNA architects and top-tier construction standards. Its prime location near Lake Burley Griffin offers an exceptional lifestyle opportunity, complemented by its proximity to the Royal Canberra Golf Club. Upon entry, you're welcomed into a sunlit, north-facing living and dining area, featuring bespoke joinery and a striking Rinnai gas-electric fireplace. The adjacent designer kitchen boasts a leafy outlook over Hunter Street and is equipped with a statement stone island benchtop, premium Miele appliances, and a Zip All-In-One Mixer. Adding convenience, a separate butler's pantry is also available. Expansive floor-to-ceiling glass enhances the sense of space, with stackable glass doors opening to living areas overlooking an impressive resort-style plunge pool and covered alfresco terrace. On the ground level, additional living space, soaring ceilings, and a seamless transition between indoor and outdoor areas make it perfect for gatherings. The landscaped backyard oasis features Ornamental Japanese Maples and ground cover, all meticulously cared for by an irrigation system. The luxurious master suite on the ground level boasts a walk-in wardrobe with distinctive black joinery and an ensuite adorned with stylish Terrazzo tiles and premium German-made Villeroy and Boch fixtures. Completing this level is a separate powder room and a smartly designed laundry. Ascending to the upper level, you'll find a central breakout space ideal for additional living or study, accompanied by a light-filled family bathroom and three generously sized bedrooms, each with built-in wardrobe joinery. One of these bedrooms serves as a second master suite, featuring a private balcony overlooking Hunter Street and its own ensuite bathroom. For added convenience, a European-designed and made elevator services all levels. Ducted Daikin reverse cycle heating and cooling services the home, underfloor heating is installed in bathrooms and premium-grade Godfrey Hirst Carpets ensure year-round comfort and luxury to the bedrooms and upstairs living area. The basement level offers garaging for five vehicles with provisions for electric car charging, ample storage space, and a large water tank. Conveniently located near Lake Burley Griffin, The Embassy Precinct, and local amenities, with easy access to Canberra CBD and major town centres, this residence invites you to embrace a new level of sophistication and ease. Property features include: -Newly constructed architectural home with warranty -Elevator servicing all floors -Zip All-In-One Mixer design for filtered water system with SteriTouch® antimicrobial protection -Rinnai gas-electric log fireplace -Top-of-the-line Miele appliances: pyrolytic oven, semi-integrated dishwasher, induction cooktop, steam oven and ducted rangehood -Engineered timber flooring -Luxurious terrazzo tiles in bathrooms -Underfloor heating in bathrooms -Double vanity in both ensuite and main bathroom -Premium German-made fixtures from Villeroy and Boch -Commercial grade full-length floor-to-ceiling double-glazed windows -Ducted Daikin VRV air conditioning system with separate controls -Plunge pool enclosed with frameless glass pool fencing -Professionally landscaped gardens with irrigation system -Spacious five-car garage with premium Epoxy floor cover

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.