

2/72 Novar Street, Yarralumla, ACT 2600

home by holly

Townhouse For Sale

Friday, 8 March 2024

2/72 Novar Street, Yarralumla, ACT 2600

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 183 m2

Type: Townhouse



Rick Meir

0491850701

Auction 6:00pm Thursday 28 March

Exceptional design, meticulous presentation and sophisticated living await, in this exquisite dual level townhouse, ideally nestled in a highly distinguished inner-south location. Positioned discreetly away from the street, within strolling distance to Lake Burley Griffin, local shops, cafes and restaurants, this north-facing abode presents an enviable low-maintenance lifestyle. Beautifully renovated and impeccably presented, light-filled interiors boast excellent proportions and exude tranquility, supported by thoughtful 'Willemsen' characteristics, for which this designer is renowned. The spacious floorplan is enhanced by internal void and soaring ceilings, creating an atmosphere of grandeur, with separate living spaces providing residents with both privacy and versatility. At the heart of the home, a superb kitchen beckons those who love to entertain, featuring top-of-the-line appliances, complemented by ample storage, and access to living areas which seamlessly extend to manicured gardens and a near new pergola, providing an ideal setting for outdoor relaxation and entertainment. Accommodation comprises three bedrooms, including an alluring master bedroom and study conveniently located on the ground floor, featuring a breathtaking ensuite that showcases a freestanding bath, double vanity, skylight, and luxurious underfloor heating. Other notable aesthetic touches throughout the home include 100% wool carpets, skylights, plantation shutters, and meticulous care and attention to detail that enhance the overall appeal. Benefiting from double garage with internal access, you can leave the cars at home, and enjoy a stroll through established tree-lined streets and parkland to the nearby lake, yacht club, dog park, golf course, plant nursery, shops, restaurants and barista coffee. To experience the high-end lifestyle associated with this home and prestigious area, contact Rick and Tina Meir today on 0408 588 770.

features: Willemsen design. northerly aspect with abundant natural light. beautifully manicured courtyard garden and pergola ideal for relaxation and entertaining. separate living areas. master bedroom with ensuite on ground floor. renovated ensuite featuring freestanding bath, double vanity, underfloor heating, heated towel rail. bedrooms 2 and 3 serviced by upstairs bathroom and living/study area. ceiling fans. separate powder room on ground floor. beautifully updated kitchen with quality appliances and pull-out pantry. kitchen features underfloor heating and double glazing. Bosch cooktop. Smeg oven. beautiful design features such as internal void with high ceilings, and skylights. recently installed 100% wool carpet. split-system air conditioning. features plantation shutters. roof has recently been re-ridged. discreetly tucked away from the street. double garage with internal access. garden irrigation. exceptional location within walking distance to Lake Burley Griffin and Yarralumla Shops and professional suites. 183m² living. 38m² garage. Units Plan No 1398 - self managed. Building Insurance - \$1,570 per annum. Rates - \$6,320 per annum