

**20 Weld Street, Yarralumla, ACT 2600**



**House For Sale**

Thursday, 11 January 2024

20 Weld Street, Yarralumla, ACT 2600

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 794 m2**

**Type: House**



Josh Morrissey  
0437799234



Austin Tetteh  
0433945933

**\$1,950,000+**

What you see: Renovate or re-design, with Terry Ring approved plans available this is the opportunity to create a brand new lifestyle in a location you will never want to leave. Tree-lined streets and lakeside living all within a suburb renowned for its community feel and the benefits that come along with it. What we see: Options. See more: North to the rear Single level residence in a premium location Approved Terry Ring concept plans available on request Galley kitchen with Bosch Appliances, gas cooktop, dishwasher, oven and combined laundry overlooking covered entertaining terrace Northerly appointed open plan dining and living room with fireplace and exposed beams Master bedroom with spacious walk-in robe with additional built in joinery and ensuite Three additional bedrooms Ducted gas heating Renovated main bathroom with shower/bath combo Multiple under house storage rooms including a workshop and cellar Covered, elevated entertaining terrace with built in pizza oven and stunning views Enclosed double carport Sprawling easy-care lawn Within 2 minutes' drive to Lake Burley Griffin Within 3 minutes' drive to Yarralumla Shops Within 5 minutes' drive to Royal Canberra Golf Club Within 8 minutes' walk to Yarralumla Primary School Within 4 minutes' drive to Canberra Girls Grammar Within 7 minutes' drive to Canberra Grammar School Within 10 minutes' drive to Canberra CBD Living total: 168m<sup>2</sup> Garage: 38m<sup>2</sup> Block Size: 794m<sup>2</sup> Built: 1960 EER: 1.5 Rental Range: \$950p.w - \$1,000p.w Rates: \$8,111 p.a UCV (2023): \$1,644,000 Land Tax: \$15,763 p.a 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.