

21 Hampton Circuit, Yarralumla, ACT 2600

Sold House

Friday, 1 March 2024



21 Hampton Circuit, Yarralumla, ACT 2600

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 671 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

\$1,675,000

An outstanding opportunity is now available for the astute buyer to secure this charming entry level home in the heart of Yarralumla. Set amongst prominent homes on a 671sqm block, this lifestyle offering is a rare opportunity. Featuring a Northern orientation to the rear which provides a light filled lounge and dining area with adjoining kitchen.

Accommodation is three bedrooms serviced by an original bathroom with separate toilet. A short stroll to Lake Burley Griffin, local schools, Deakin and Yarralumla shopping precincts. A wonderful entry level home ready for to live in and enjoy as is or take advantage of the potential to further improve. Great land bank opportunity on "Hampton Hill", with potential aplenty. Rates: \$7,889 pa Land tax: \$15,301 pa UV: \$1,609,000 EER: 1.0 Living: 114sqm Block: 671sqm