

**21 Loch Street, Yarralumla, ACT 2600**



**House For Sale**

Friday, 3 May 2024

21 Loch Street, Yarralumla, ACT 2600

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 761 m2**

**Type: House**



Alexander Smout  
0421148706



Ahmad Souweid  
0262959911

## AUCTION

Positioned adjacent to reserve and just a stone's throw from Yarralumla shops and walking distance the shores of Lake Burley Griffin and Weston Park, this home was ahead of its time but still carries some of the unique characteristics of the early 2000's. Light-filled, high ceilings, curved walls, cedar timber windows and immaculate gardens are just a couple of the key features this property has to offer. Stepping into the home, your attention is drawn to the curved wall that makes its way to the main living area. The northern aspect floods the open-plan living area through cedar timber windows. Encompassing the living area is the kitchen, exuding modernity with its stainless-steel appliances, complemented by sleek stone benchtops and ample storage. To the side of the kitchen is the informal living area. A formal living area and formal dining are placed in the front of the house upon entering. A third living area can be configured however your family desires. Bedroom accommodation is made convenient and family friendly. The master suite is segregated from the rest at the front of the home, inclusive of a walk-in robe, ensuite and private access to the deck. On the other side of the home is where all the other bedrooms are placed. Three sizeable bedrooms, all which feature built-in-ropes and one of which includes access to a private courtyard. The surroundings of this home call for peace and tranquillity. The lush, mature gardens are manicured in a way where a lovely outlook from every window is guaranteed all year round. With multiple outdoor living spaces, entertainment won't be an issue. Taking a stroll around the grounds, you'll find lemon trees, maple trees, Chinese inspired fixtures and many more special additions that make this home stand out from the rest. \*

Four-bedroom, two-bathroom family home\* 241sqm (approx.) home on a 761sqm (approx.) parcel\* Segregated master bedroom inclusive of walk-in robe, ensuite and private access to the deck\* North-facing open-plan living area\* Segregated formal dining and living space\* Third living, multipurpose rumpus room\* Three-bedrooms inclusive of built in robes\* Multiple access points to the outdoor gardens\* Kitchen exuding modernity with its stainless-steel appliances, complemented by sleek stone benchtops and ample storage\* Ducted heating and evaporative cooling\* Matured landscaping and manicured gardens\* 36 solar panels\* Sizeable laundry\* Separate powder room convenient for guests\* Early 2000's build, holding some of the key features that the era was known for\* Privately secured with hedging\* Two car garage with extra driveway parking Rates: \$8,185pa (approx.) Land Tax: \$15,917pa (approx. if rented out) UCV: \$1,714,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.