

23 Rodway Street, Yarralumla, ACT 2600



House For Sale

Saturday, 2 December 2023

23 Rodway Street, Yarralumla, ACT 2600

Bedrooms: 3

Bathrooms: 1

Area: 887 m2

Type: House



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Auction

Unlimited options to refresh, renovate, extend or build a sensational new home - all tantalisingly feasible with this large 887m² corner block on an exclusive leafy street a short stroll from Yarralumla shops, Lake Burley Griffin and the Yarralumla Primary School. Full-height framed corner windows in the large lounge room take advantage of the block's ideal north-east orientation, bringing in sunlight and showcasing the green streetscape beyond. Also boasting a wood-burning fireplace with a tiled hearth that contrasts beautifully with the timber floors throughout. The updated kitchen boasts sunny views, as do the three bedrooms all with robes. A studio annex provides additional options for living or an at home office. The existing house sits in the centre of the level site. With no mature trees to remove and lawns encircling it, there's scope here for faster building works. Mature hedging surrounding the boundary provides privacy. The home has been newly rendered and painted outside including the roofing. Inside updates include an updated hot water system, and new internal wiring. The location is unparalleled, just a stone's throw from the Parliamentary Triangle, the city, Woden and Deakin medical precincts and popular restaurants and bars, this property promises a rare opportunity to craft a superb lifestyle.

Features

- Neat home on an 887 sqm-corner north/north-east-oriented block primed for renovation, extension or rebuild
- Exclusive, leafy street an easy walk from Yarralumla shops and Yarralumla Primary School
- Large lounge room with full-height corner windows and woodburning fireplace
- Updated kitchen
- Three sunny bedrooms with robes
- Neat bathroom with walk-in shower and separate bathtub
- Ducted heating
- Studio annex
- Updated and painted roofing
- Newly rendered and painted outside
- Updated internal wiring
- Studio annex
- New hot water system installed
- Garden laid mainly to lawn with a mature hedge around the property