

27 Novar Street, Yarralumla, ACT 2600

CARTER + CO

House For Sale

Saturday, 17 February 2024

27 Novar Street, Yarralumla, ACT 2600

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 862 m2

Type: House



Maria Selleck
0417258803

Contact Agent

Nestled in the heart of the highly sought-after Inner-South, this beautiful Yarralumla residence sitting on an expansive 862m² parcel of land, offers a northerly aspect living areas as well as a luxurious lifestyle within reach of Canberra's finest attractions. Boasting proximity to Parliament House, the Parliamentary Triangle, and Embassy precincts, as well as an array of esteemed Government and Private schools, this residence presents an unparalleled opportunity for discerning buyers. Situated amidst the vibrant pulse of café society, Yacht Club, and the prestigious Royal Canberra Golf Club, this residence offers a lifestyle of convenience and leisure with easy access to rowing facilities and water sports, enriching every day with activities for all tastes. From the exquisite, sprawling façade framed by manicured gardens, step into the impressive split-level foyer, welcoming you into the formal lounge and dining rooms. The grand entrance sets the tone for the elegance and sophistication that awaits within. Multiple gorgeous living areas adorned with beautiful brushbox timber flooring, high ceilings and delightful garden aspects, provide the perfect backdrop for entertaining or relaxation. At the heart of the home, the high-end central kitchen complete with granite benchtops and ample storage makes family life and entertaining easy. Retreat to the truly enormous master bedroom suite, boasting a gorgeous ensuite and walk-in-robe with opposite sides of the bedroom offering beautiful French doors both leading to the outdoor living entertaining. Four additional large bedrooms and the three-way bathroom offer ample space for family or guests, ensuring everyone enjoys comfort and privacy. Stepping out, discover the tranquillity of the wraparound gardens, featuring lush established plants and multiple courtyard entertaining areas. Unwind in the serene ambiance or host gatherings amidst nature's beauty, with ample undercover spaces ensuring year-round enjoyment. Additional features of this stunning home include ducting gas heating and evaporative cooling for year-round comfort, an oversized double garage with a workshop and an abundance of storage areas, NBN® Fibre to the Premises (FTTP) connectivity for the fastest internet around, and additional space for caravan or boat storage with private entry. This exquisite, high-end home awaits its next chapter. With just a few touches to modernize, seize the opportunity to make this residence your own and experience a lifestyle of luxury and convenience in Canberra's highly sought-after Inner-South.

Features: North-facing to living areas and master bedroom
Architecturally-designed by multi-award-winning Architect, Terry Ring
Large block of 862m² Light-filled home
High ceilings: 2.7m
Residence: 237.40m² Garage with workshop and storeroom: 62.10m² Total House: 299.5m² approximately
Separate formal lounge and dining rooms
North-facing large family room with a curved glass wall overlooking the exquisite garden
Huge kitchen, with spacious pantry and 50mm granite benchtop, overlooking family room, informal dining area, and covered outdoor entertaining areas
Five bedrooms including a huge master bedroom with a large walk-in robe
The master bedroom also features two sets of French doors opening to the garden
Four additional bedrooms, three with built-in-ropes
Three-way bathroom with spa bath
Laundry with lots of storage cupboards
French doors overlooking the exquisite gardens
Brush Box timber flooring in formal lounge and dining rooms
Crimsafe flyscreen doors
Security alarm system
Ducted gas heating
Underfloor heating in 5th bedroom/office
Evaporative cooling
Manicured gardens
Pond with lilies
Automated sprinkler system
Bayonet gas connection
Located within close proximity to Parliament House, The Parliamentary Triangle, Embassy precincts, Yacht Club, Royal Canberra Golf Club, Lake Burley Griffin Private and government schools
Workshop with workbench and built-in cupboards
An ideal home for a large or medium-sized family
Don't miss this rare opportunity to call this Yarralumla gem your own!