

**3 Ewart Street, Yarralumla, ACT 2600**



**Sold House**

Monday, 14 August 2023

3 Ewart Street, Yarralumla, ACT 2600

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 975 m2**

**Type: House**



Alexander Smout  
0421148706

## Contact agent

\*Property is tenanted in fixed term for 75 weeks at \$1,820 per week\*Set in a quiet tree lined cul de sac in the heart of Yarralumla is this beautifully presented executive family home. Ideal for the growing family looking for a home that is tastefully presented and will allow the room for you to spread your wings. The main home which includes four bedrooms and an ensuite bathroom is set on the one level, while at the rear is an attached studio that has a loft bedroom.As you enter the main residence with its generous formal entry there is an office to the left that includes built in cabinetry, ideal for those who work from home. The main bedroom is to your right and opens to a generous private front courtyard, a retreat just for the parents. This bedroom is extra large in size and has a walk-in robe with custom storage for all your clothing and accessories. The ensuite bathroom has a separate toilet, his & her vanities and a large window viewing the picturesque gardens.The formal lounge includes an internal fire place and provides a stunning outlook to the back yard. This leads through to the formal dining area which is commensurate with what you would expect to find in a home of this style and caliber in this location. The entire home is heated by in-slab zoned electric heating and chilled by evaporative cooling.The extra-large family room is overlooked from the executive kitchen. A stand out space in the home, the kitchen was recently renovated and includes; stone bench tops, two Miele wall ovens, a built-in steamer, a convection Microwave and large induction cooktop. A pancake flat block with a terrific indoor outdoor flow, makes it also desirable for downsizing couple coming out of substantial family homes. Bedrooms 2-4 are all fitted with built-ins and study nooks.At the end of the hallway a doorway leads to the attached loft studio apartment. Here you will find a convenient kitchenette, ensuite bathroom and a ladder that leads to the bedroom. A space ideal for adult children or a little extra rental income but also servicing the outdoor pool area.A north facing pergola wrapping the entire rear of the home provides shade in the winter and year-round outdoor entertaining with ceiling fans for added comfort. The level backyard includes a solar heated, 11m x 5m inground swimming pool that even has a springboard and is elegantly shaped by tranquil gardens, seating areas and stylish finishing's.Located in the heart of Yarralumla this is one not to miss.\* 976m2 Rz2 pancake flat block in premium location\* Walking paths and Yarralumla shops within immediate proximity\* Extra large kitchen with a suite of Miele appliances- Expansive private master suite- 4 Bedrooms + study & formal dining room in Main home- Self contained with living, ensuite, loft bedroom and kitchenette- Terrific single level living- In-slab heating, wall heaters, evaporative cooling- Fitted with solar panels- Heated flooring in bathrooms- Roof storage in garage- Outdoor hot-tub Rates: \$8,698pa (approx.)Land Tax: \$15,841pa (approx. if rented out)UCV: \$1,790,000 (2022)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. [REDACTED]