

**3 Schomburgk Street, Yarralumla, ACT 2600**



**Sold House**

Friday, 1 September 2023

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$2,630,000**

Discover alluring features in this spacious contemporary family home, perfectly positioned on a tranquil eucalypt-lined street in Yarralumla. The residence is just a five-minute walk from local shops and in close proximity to the Royal Canberra Golf Club, this property offers true convenience and serenity. As you enter a large statement entrance with high ceilings, striking timber floors lead to a generous open formal living room with a gas fireplace. The open feel and spaciousness combined with high ceilings and a spiral crystal pendant chandelier helps create a stylish lavish feel of grandeur within. Architectural elegance can be seen in the main living, dining, and kitchen area, where truss roof framing and raked ceilings create an open, airy atmosphere. The quality kitchen is tasteful and functional featuring modern stainless-steel appliances including an AEG built in espresso bar, gas cooktop, electric oven, and a Fisher and Paykel double dish drawer. An island stone bench provides extra preparatory space, and additional stone benchtops provide a deluxe feel. You will also find a versatile multipurpose room positioned centrally; perfect for additional living or dining space. Large sliding doors open up to a fully tiled alfresco dining area, creating an effortless flow for outdoor dining and entertaining. The segregated bedroom wing provides three generously sized bedrooms, each with built-in robes and are serviced by a quality main bathroom, generous in size with double vanity, as well as bath and shower. The home also includes a large, separate laundry room with the added convenience of a walk-in linen cupboard. Upstairs the luxurious master has a spacious walk-in robe and ensuite featuring a double vanity sink framed by elegant custom cabinetry and double mirrors, addition a touch of sophistication to your private retreat. There is also an office upstairs which is ideal for those wanting a private area to escape to and study. The positioning in a quiet Yarralumla street only a short stroll to the local shops and cafés, Lake Burley Griffin, Weston Park, and to public transport makes this home an attractive lifestyle proposition. Also, an advantage is its close proximity to various highly regarded schools, the Parliamentary Triangle, and Canberra's CBD.

Features:

- Ideal family home with a touch of luxury
- Generous sized living rooms
- 3 bedrooms with inbuilt wardrobes on the lower level
- Large master retreat upstairs with private balcony, walk in robe and double vanity ensuite with custom cabinetry
- Striking timber flooring
- Gas fireplace installed in the formal living room
- Large open kitchen with island bench
- Gas cooktop
- Electric oven
- AEG built in espresso bar
- Fisher and Paykel double dish drawer
- Instantaneous gas hot water
- Split system installed in the entry
- Ducted reverse cycle heating and cooling
- Underfloor heating
- Cellar perfect for wine storage
- Large garaging with additional workspace
- Professionally landscaped easy care gardens with automatic irrigation system
- Mature feature weeping cherry blossoms in front garden
- Colorbond roof cladding
- Colorbond fascia
- Ideal positioning close to numerous popular Yarralumla and Canberra landmarks and conveniences