

**31/51 Musgrave Street, Yarralumla, ACT 2600**

**independent**  
PROPERTY GROUP

**Sold Townhouse**

Saturday, 23 September 2023

31/51 Musgrave Street, Yarralumla, ACT 2600

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Chris Uren

0262094016

**\$1,415,000**

Indulge in deluxe living in this single-level executive residence, designed to cater for a low maintenance lifestyle. Create your ideal lifestyle living in this charming 2-bedroom abode which is truly unique with a series of impeccable craftsmanship embedded throughout perfect for any owner with a keen eye for detail and luxury. Park like grounds and manicured gardens await you. Create your ideal lifestyle living in this luxurious 2-bedroom townhouse, which is truly unique and contains impeccable craftsmanship embedded throughout. A true oasis to come home to, you will be spoilt with the combination of spacious living areas for day-to-day relaxation, matched with the beautifully landscaped courtyards that boast an impressive space for outdoor enjoyment, ideal for any entertainer. The living areas draw a compelling space to relax in with plenty of natural light and views out into the manicured gardens with stone masonry. The residence boasts an array of premium materials, including stone pathways & walls meticulously crafted by a Master Stonemason, ensuring a timeless aesthetic. Internally, a touch of sophistication is evident in the lounge joinery topped by New York marble with brass inlay. Modern features include sensor activated lighting, high-speed broadband, CAT 6 cabling, ducted cooling and heating, video and voice intercom system. A 170-bottle wine rack is located in the large double car garage. A major highlight is the over-sized back courtyard. Bordered by manicured hedging that integrates the tall columns that compliment the character of the picturesque back courtyard space for entertaining and outdoor relaxation. In addition, the indoor atrium allows for further open outdoor space that connects seamlessly for social occasions. This kitchen is a pure delight, and it is well-appointed with a Fisher & Paykel cooktop and oven. Generously proportioned granite benchtops provide space to prepare and cook homemade meals to perfection. There is plentiful pantry and cupboard space, in the kitchen you can see the evening news, your favourite game show, sporting match or cooking show on the Smart TV. Peacefully positioned away from the living areas, both bedrooms are quietly situated to the back of the townhouse with their scenic view of the rear courtyard. The main large bedroom has a generous ensuite with skylight and a sizeable built-in robe. The second bedroom is luxuriously proportioned; and could deliver a secondary living space. The oversized bathroom is centrally located and includes full-height tiling, bath, a large shower, skylight and ixl tastic for added light. Situated in a highly desirable location you are within walking distance to Lake Burley Griffin and the Yarralumla shops and just minutes away from the Royal Canberra Golf Club, Yacht Club, Dog Park and popular coffee shops. Summary of features: Executive single level residence crafted with features & inclusions Peacefully positioned within low maintenance parklike grounds Front entry granite stone masonry with brass inlay Formal living area for day-to-day relaxation with sliding doors out onto the front garden Spacious dining area for hosting guests in style Private entertainers' courtyard with a wealth of outdoor space Atrium for added outdoor space and natural light internally Main bedroom with ensuite & private outdoor access Second bedroom with Irish Calcutta marble benchtop and joinery Kitchen with overhead cupboards & pantry space Quality Fisher & Paykel cooktop and oven Smart TV connection integrated Sensor lighting in the hallway & kitchen ideal for late evenings Bathrooms with full-height tiling, skylights & heated towel rails Over-sized main bathroom with bath Bi-fold laundry & additional storage space Linen cupboard Ducted cooling & heating Video & voice intercom system CAT 6 cabling & high-speed broadband Freshly painted Automated double car garage with storage space and remote controls 170-bottle wine rack with stonework & storage cellar Moments from Lake Burley Griffin & Yarralumla shops Visitor car parking opposite garaging Key figures: Living area: 104m<sup>2</sup> Courtyard: 42m<sup>2</sup> Atrium: 13m<sup>2</sup> Garage: 35m<sup>2</sup> Rates: \$6,963 p.a. (approx.) Land tax (investor's only): \$8,916 p.a. (approx.) Strata: \$3,283 p.a. (approx.) Year built: 1985 EER: 1.5