

32 Banks Street, Yarralumla, ACT 2600

House For Sale

Saturday, 3 February 2024

32 Banks Street, Yarralumla, ACT 2600

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 752 m²

Type: House



Brett Hayman
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Auction

Location reigns supreme in real estate and when you find an amazing location plus architecture that blurs the boundaries between art and design, exceeding every standard for modern family living, you have a rare home indeed. Set in one of Canberra's most beautiful and exclusive tree lined street, this tri level, contemporary home is within a short walk to Lake Burley Griffin, Royal Canberra Golf Club, numerous open green spaces, local schools and the boutique Yarralumla shops. The design, grounded in the principals of space, style and innovation, creates a playful yet sophisticated setting for every family occasion. Professionally landscaped gardens lead you to the impressive entry, featuring modern lines and floor to ceiling windows that emphasise the openness of the home and gallery inspired spaces highlighted by the magnificent high feature ceilings. The open plan design provides an abundance of space to entertain and flows directly to the North facing entertaining area that overlooks the plunge pool, the ideal position to have the afternoon cocktail. The designer kitchen, finished with top quality European appliances, includes soft close cupboards, porcelain slab bench tops, huge butlers pantry and an immense island bench. The flexible floor plan offers multiple living areas for all ages including spacious open plan family area, rumpus room, parents lounge area, gym and guest suite. Accommodation is provided by five bedrooms, the immense primary suite is segregated with lounge area, walk through robe, study and ensuite bathroom. Two additional bedrooms also have a designer ensuite bathrooms, one with walk in robe and the other with built in robe. The remaining two bedrooms have custom joinery and are serviced by the modern family bathroom and powder room. The basement offers ample room for most of the toys with a four car garage, gym room and storage. There has been a "no expense spared" approach to create a living environment of iconic standing in the exclusive lake side suburb of Yarralumla. Features: - Recently completed modern home - Opposite open space (CSIRO)- Architecturally tri level design - Open plan kitchen, living, dining area with timber batten ceiling- Italian porcelain tile throughout living areas, bedrooms and exterior - Rumpus/media room- Family bathroom with walk in shower and freestanding bath, wet area and double sinks- Chef's kitchen with Liebherr integrated upright fridge and freezer, Miele induction cooktop, Smeg oven, convection oven and warmer drawer, 2 integrated Fisher & Paykel dish drawers and a ZIP Arc Hydrotap with boiling, chilled, sparkling, hot and ambient water- Expansive butler's pantry- 4.5m island bench with Turner and Hastings double fireclay sink- Large format porcelain slab bench tops and backsplash throughout kitchen and butlers pantry- Spacious master suite with walk in wardrobe, lounge area and large ensuite with freestanding bath, walk in shower and double sinks- Security room off the main bedroom- Separate study with custom joinery- 4 additional large bedrooms with 2 ensuites with walk in showers - Under tile heating to main living and dining area- Individually controlled under tile heating to bathrooms- 2 x Reverse cycle heating/cooling systems with 3 zones- Double glazed windows throughout - 10kw solar system - App enabled home Security system- App enabled video door bell- 4 car basement garage - Home gym- 3.2m Heated plunge pool with customisable multicoloured lighting - Landscaped gardens with app enabled irrigation across 3 zones- Stroll to Lake Burley Griffin, Royal Canberra Golf Club & Yarralumla Shops Rates: \$8,328 pa Land tax: \$16,217 pa UV: \$1,749,000 EER: 5.5 Living: 358sqm Basement: 118sqm Block: 752sqm Built: 2023