

37 Turner Place, Yarralumla, ACT 2600



House For Sale

Saturday, 18 November 2023

37 Turner Place, Yarralumla, ACT 2600

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Kellie Chalker

0412485674

\$1,800,000+

Fall in love with the characterful timber ceilings and floors, sash windows and gorgeous sunny aspect to the rear of this utterly charming single-level weatherboard cottage that lies just a hair's breadth from Yarralumla Bay foreshore. Build up, subject to approvals, and a second storey could reward with lake views. Cradled by mature gardens that feature roses, privacy hedging and formal paved paths, the home's blue-grey façade combined with the warmth of timber trimmed windows, makes for striking street appeal. The inviting living room with dual windows and an appealing exposed brick chimney and tiled hearth is a cosy focal point - think romantic evenings, a shared glass and engaging conversation. An airy-yet-intimate dining room on the opposite side of the chimney is the place for enjoyable dinner parties with friends and family. The king-size master with corner windows and a built-in wardrobe is one of three tranquil bedrooms with garden views. The third bedroom also benefits from French doors that open straight onto the appealing back yard. Both Yarralumla shops and Yarralumla Primary school are within an easy stroll. The CBD, Deakin medical precinct and the Canberra Hospital can be reached in minutes. Live here happily and enjoy the immediate appeal, or rent out while you finalise your future plans. Features include:

- Single-level Yarralumla cottage close to Lake Burley Griffin
- Coveted loop street
- North to rear
- Entry with cloak cupboard
- Split-system heating and cooling to living room
- Wall heater to living and hallway
- Freestanding electric oven and dishwasher to kitchen
- Family bathroom with rainfall shower over bath and toilet located separately
- Dedicated laundry
- Garden shed
- Secure rear yard laid mainly to lawn
- Paved driveway
- Convenient access to elite schools

Outgoings and property information (approx):

- Block: 552sqm
- Living: 107.39sqm
- UV: \$1,549,000
- Rates: \$7,352.00pa
- Expected rent: \$750-780pw
- Year built: 1955
- EER: 0.5

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.