

# 4 Brown Street, Yarralumla, ACT 2600

LUTON

## House For Sale

Friday, 12 April 2024

4 Brown Street, Yarralumla, ACT 2600

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 760 m2

Type: House



Richard Luton  
0261763425



Sophie Luton  
0261763425

**\$4,995,000**

In a commanding and remarkable position in sought after Brown Street. A residence where Lake Burley Griffin almost meets Westbourne Woods. A classic opulence, with spectacular space and infinite sophistication. On the edge of Weston Park and very close to Royal Canberra Golf Course, offering a privileged lifestyle with the lake, walking and cycling and the adjacent reserve and just a short stroll to the Yarralumla Village shops. Luxuriously appointed the foyer is beautifully lined with polished Jarrah floors and framed by a spectacular staircase, upstairs accommodation comprises an impressive upper landing with direct views to Black Mountain Tower, five large bedrooms, main and second with north-facing balconies and two with ensuites and main bathroom. Ground floor features a vast lounge room with open fireplace and gracious formal dining room, both opening via French doors to spacious front terraces. A spacious home office/study or rumpus room with French doors overlooking the in-ground pool and featuring substantial built-in storage/bookshelves. A large marble bathroom is also accessible on the ground floor. A bespoke marble kitchen with quality appliances and an enormous family room with fireplace opening out to a beautiful covered alfresco area and private back garden. This benchmark of quality is one of just a handful of properties enjoying a dress circle position on parkland along the southern shore of Lake Burley Griffin. Direct views of Black Mountain Tower & of Lake Burley Griffin. Features: Exclusive lake front address Due north to the front Direct uninterrupted views of Black Mountain Tower Direct views of Lake Burley Griffin Multiple indoor and outdoor living spaces 341m<sup>2</sup> of internal living Electric front gate access Travertine pavers In-ground, fully tiled, gas heated swimming pool with fountain and overlooking the lake front position Formal entrance way with double doors Solid Jarrah Timber floors Formal lounge room with fireplace and French doors opening onto front terrace with automatic cover Formal dining room with French doors opening onto front terrace Large home office/study/rumpus with French doors opening onto terrace and overlooking swimming pool. Extensive built-in cabinets Large marble bathroom on ground floor Bespoke kitchen with large marble island bench, dishwasher, integrated fridge and freezer, Miele electric cook top, oven and microwave oven and Zip tap Extensive storage and cabinetry Meals and family room with fireplace and French doors opening onto rear covered entertainment terrace and private back garden Upstairs landing with picture windows direct lake burley griffin and black mountain tower Large master bedroom with French doors to balcony walk-through-robe and ensuite with double vanity, double shower and in-floor heating Bedroom two with built-in-robos and French doors to private balcony Bedroom three with built-in-robos and ensuite with in-floor heating Bedroom four with built-in-robos Bedroom five with built-in-robos Main bathroom with marble benchtop and separate bath and shower Ducted reverse cycle heating and cooling x 2 systems Separate laundry Security system Double garage with internal access and automatic door, plus lots of off-street parking beyond the automatic gate Easy care landscaped gardens Private back garden Surrounded by Canberra's best walking and biking trails, walk to Yarralumla Shops, walk around Lake Burley Griffin and continue your way into the City or Kingston Foreshore An absolute rare offering on one of Canberra's waterfront streets EER: 3.5 Land Rates: \$11,032 Land Size: 760m<sup>2</sup> approx UCV: \$2,428,000 approx Internal living space: 341m<sup>2</sup> approx