

64 Hopetoun Circuit, Yarralumla, ACT 2600

House For Sale

Saturday, 18 November 2023

64 Hopetoun Circuit, Yarralumla, ACT 2600

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 504 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

\$1,160,000

A fantastic opportunity to enter one of Canberra's most sought after and tightly held Inner South suburbs is now available. Located on the high side of Hopetoun Circuit on an easy care 504m² parcel of land, this double brick duplex home is available to move in or take advantage of the potential. The living areas consist of a spacious light filled lounge and dining areas that flow directly to the functional updated kitchen incorporates an informal meals area - great for those who enjoy impromptu dinner parties or social food preparation in a relaxed atmosphere. Accommodation is provided by three generous bedrooms, all with built-in wardrobes, the oversize master has a beautiful outlook to Red Hill. Other features include a modern style bathroom and oversize double garage with storage. A short stroll to Lake Burley Griffin, local schools, Deakin and Yarralumla shopping precincts. A wonderful entry level home ready for to live in and enjoy as is or take advantage of the potential to further improve. Additional Features: Double brick construction provides solid insulation New windows Elevated position Sun-drenched formal lounge area Spacious dining room Functional eat in kitchen Modern styled bathroom with full bath Laundry with adjoining second toilet Reverse cycle heat/cool Plenty of room for additional cupboards or large storage items. Double lock up garage with lots of storage plus additional off street parking. Landscaped garden with fire pit area Bus stop a few steps away A short stroll to Deakin and Yarralumla shops and cafe's. Stroll to Lake Burley Griffin EER: 4.0 Land size: 504sqm UCV: \$1,110,000 Rates: \$5,515 pa Land tax: \$10,342 pa Living area: 119sqm