

**70 Banks Street, Yarralumla, ACT 2600**



**House For Sale**

Thursday, 15 February 2024

70 Banks Street, Yarralumla, ACT 2600

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mario Sanfrancesco  
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## Auction

This 3-bedroom home positioned in a sought after tranquil pocket of Yarralumla is a stone's throw from the shores of Lake Burley Griffin and Weston Park. The charming home on Banks Street is opposite the Royal Canberra Golf Course and an easy walk to cafes and the Yarralumla shopping village. The home's northerly aspect allows the sun to stream in through the kitchen and both living and entertaining areas. Timber floors, windows and doors provide warmth throughout the home which includes sash windows and a high living room ceiling and window to maximise light. The classic kitchen is well appointed with plenty of storage space and overlooks a fabulous deck and established gardens. The updated bathroom and ensuite are light and bright and of good size and tiled to the ceilings. The east facing master bedroom retreat catches the morning sun and is spacious with a lovely garden outlook and separate outside access. The master is complete with ensuite via a walk in robe. There are two generous bedrooms with wall length built-ins at the front of the home and a separate full-sized study. The entertainer's deck at the rear is expansive overlooking lush lawns and mature trees which provide the ideal space for children to play and pets to run. Car accommodation provides garaging for two cars. It is the perfect opportunity to enter the sought after location of Yarralumla and enjoy the relaxed pace and peaceful lifestyle it provides. Centrally positioned so close to many popular inner south attractions and amenities, including a variety of well-regarded schools, Deakin's medical district, the Parliamentary Triangle and Canberra's CBD. Features: • Northerly aspect, fabulous location and friendly neighbourhood • Easy access to Lake Burley Griffin, Royal Canberra Golf course, local shops + numerous inner south attractions • 3 spacious bedrooms + study • Generous sized main bedroom with ensuite + walk in robe • Updated kitchen and bathrooms • Generous light filled living areas • Harwood flooring, timber windows and French timber doors • Custom Thor's Hammer kitchen bench top • Evaporative cooling and ducted heating • Double garage • Rear deck with well-maintained hedging, established gardens, mature trees including Japanese maple + productive lemon tree

Close Proximity to: • Lake Burley Griffin • Weston Park • Royal Canberra Golf Club • Parliamentary Triangle • Yarralumla Primary, Canberra Girls Grammar School, Canberra Grammar School, Alfred Deakin High School, • Yarralumla, Deakin, Manuka & CBD Shops including a variety of local cafes and restaurants