

**73 Schlich Street, Yarralumla, ACT 2600**



**House For Sale**

Thursday, 9 May 2024

73 Schlich Street, Yarralumla, ACT 2600

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 618 m2**

**Type: House**



Bree Prince  
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Sarah Turnbull  
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## Auction 01/06/24

What you see: Modern in design and lifestyle centric in location. A home built to grow into, in a suburb you'll never want to leave. What we see: Elegance, Class and Sophistication. The epitome of Inner South living. See more: Northerly aspect to the rear. Formal and informal living spaces. Gas lit log fireplace. Hardwood timber flooring throughout. Beautiful chandelier feature. Wall recess to feature artwork with designer lighting plan. Sophisticated entertainers kitchen, with 40mm stone bench tops, deep blue cabinetry, integrated dishwasher, large Miele gas cooktop, Miele microwave/oven & wine fridge & walk in pantry. Two undercover alfresco areas with large windows, automated blinds & Bifolding doors for seamless indoor to outdoor transitions. One hosting a built in outdoor kitchen with stovetop and barbeque. Downstairs master suite includes, large walk in wardrobe and ensuite, with features including marble tiling, floating cabinetry, heated towel rail and large shower. Separate powder room. Additional study, with beautiful double door opening. Spacious laundry with ample storage space. Upstairs master suite, hosts your own private balcony, a large walk in wardrobe, and spacious ensuite with beautiful marble tiles and floating cabinetry. Additional two bedrooms located upstairs, one hosting a spacious built in and the other a walk in wardrobe. Ducted heating and cooling. Block: 618m<sup>2</sup> Upper Level: 86m<sup>2</sup> (excluding stairwell) Lower Level: 182m<sup>2</sup> Garage: 41m<sup>2</sup> Total: 309m<sup>2</sup> Built: 2019 EER: 6.0 Rates: \$6,451 p.a (approx.) Land Tax: \$12,295 p.a (approx. Only applicable if rented out) Rental Estimate: \$1,700 - \$1,800 per/wk Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries