

76 Hampton Circuit, Yarralumla, ACT 2600



Sold House

Thursday, 9 November 2023

76 Hampton Circuit, Yarralumla, ACT 2600

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 444 m2

Type: House



Kellie Chalker

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Contact agent

Price guide from \$1,100,000. Reasonable pre-auction offers considered. Situated in Yarralumla's coveted embassy belt and rich with possibilities and potential, this ex-government duplex is in eminently liveable condition now but can easily be redeveloped subject to DA approval thanks to a deliberate air gap between it and the neighbouring home. The ground-floor living areas are centred around an updated kitchen complete with utility cupboard, exceptional storage and contemporary appliances, including a dishwasher. The open living and dining areas benefit from green views, including through to the grounds of the Sri Lankan High Commission opposite the front entry, and the large, elevated lawns of the sunny backyard. A ground-floor powder room provides extra amenity. Upstairs, three bedrooms are serviced by a bright and neat shared bathroom with walk-in shower and separate bathtub. There's both a carport and single lock-up garage, but the beauty of this location is its walkability. It is just a 7-minute walk to the dynamic Deakin shops, 8 minutes to Yarralumla Primary School, 9 minutes to Canberra Girls Grammar junior campus and 20 minutes to Parliament House. Features include:

- Two-storey double-brick duplex in embassy pocket
- Close to Deakin shops
- Updated kitchen with electric wall oven, electric cooktop and dishwasher
- Open plan living and meals
- Downstairs toilet
- Three sizeable bedrooms, two with floor-to-ceiling built-in wardrobes
- Large family bathroom
- Instant gas hot water
- Gas heater
- Full laundry
- Expansive backyard laid mainly to lawn
- Carport and lockup garage with covered access to back door

Outgoings and property information (approx):

- Block size: 444sqm
- Living size: 119.56sqm
- Garage/carport size: 44.77sqm
- Rates: \$6,731.99pa
- Land tax (if rented): \$12,889pa
- Expected rent: To be advised
- UCV: \$1,145,000
- EER: 3.5

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.