

**84 Banks Street, Yarralumla, ACT 2600**



**Sold House**

Friday, 15 September 2023

84 Banks Street, Yarralumla, ACT 2600

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 734 m2**

**Type: House**



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## Contact agent

**What you see:** This expansive, light-filled home is within a select handful of homes in old Yarralumla that get to enjoy lake water views from a private, low maintenance setting. Offering a turnkey opportunity and a lakeside lifestyle second to none, in this ultra tight section of the suburb. Occupying a private and manageable parcel of land opposite reserve parkland, and with direct lake water views from upstairs that you'll never get tired of waking up to.

**What we see:** Sunday morning lake walks with a coffee in hand, enjoying a lake lifestyle that very few can call their own.

**See more:** Architecturally designed two storey residence  
Flexible floorplan with multiple living across both levels  
Vaulted ceilings  
Gourmet kitchen featuring stone benchtops, step in pantry, built in dining table and servery window to the outdoor entertaining area  
Smeg and Fisher and Paykel appliances include dishwasher, wall mounted oven and gas cooktop  
Laundry positioned to be used as additional butler's pantry  
Bi-fold stacker doors leading to multiple outdoor entertaining areas designed by Steve Andrea  
Timber staircase with full height windows  
Living room with open fireplace  
Study with built in joinery  
Master suite with built in robe, sizeable en-suite with bath and private balcony with views to Black Mountain  
Oversized main bathroom with spa, double vanity and ample storage  
Rumpus room  
Open outdoor entertaining area with built in bench seat and fireplace  
Poolside entertaining area with built in kitchen with Ziegler and Brown BBQ, fridge, dishwasher and integrated surround sound, ceiling fan and heating with views to Black Mountain  
Mineral pool and spa with solar and gas heating and automatic cleaning system  
Split system reverse cycle heating and cooling  
Ducted gas heating  
Timber flooring  
Plantation shutters  
Alarm system  
Established gardens with automatic watering system  
Double garage with internal access and attic storage  
Within 2 minutes' walk Lake Burley Griffin  
Within 2 minutes' drive to Yarralumla shops  
Within 3 minutes' drive to Yarralumla Primary School  
Within 3 minutes' drive to Royal Canberra Golf Course  
Within 8 minutes' drive to Canberra Grammar School  
Within 9 minutes' drive to Canberra CBD  
Ground Level: 166m<sup>2</sup> Upper Level: 66m<sup>2</sup> Total Living: 232m<sup>2</sup> Garage: 47.5m<sup>2</sup> Block Size: 734m<sup>2</sup> EER: 0.0  
Built: Circa 1967 Rental Range: \$1,500 - \$1,600 p.w Rates: \$8,605 p.a Land Tax: \$16,796 p.a UCV (2023): \$1,808,000  
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