

**9/7 Lane Poole Place, Yarralumla, ACT 2600**

LUTON

**Townhouse For Sale**

Friday, 3 May 2024

9/7 Lane Poole Place, Yarralumla, ACT 2600

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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**\$940,000**

This single level townhouse delivers a luxurious sanctuary of contemporary style, comfort, and ease of living. Cleverly designed to maximise space and natural light, it features a free-flowing layout with a beautiful entrance, open plan living and dining areas and a gourmet kitchen. Tasmanian timber floorboards feature throughout this home. Being at the end of the complex this townhouse has garden views on three sides, the additional windows, bringing the outside in. Each bedroom has built in robes and overlooks established gardens. The master – easily accommodating a king-sized bed - opens onto a deck offering a serene place to relax and unwind. This area is certainly an additional highlight. The bathroom is large and features a beautiful full-size bath drenched in natural light from the skylight above. Magnificently positioned in one of Canberra's most prestigious and sought-after suburbs, offering northern sunshine to the living areas and surrounded by landscaped gardens, this beautifully renovated townhouse delivers in every way. The stunning renovations have been designed with every attention to detail, there is nothing left to do but move in and enjoy life in Yarralumla. Moments from Royal Canberra Golf Course and within walking distance to Yarralumla shops, you can spend your time enjoying the nearby cafes and the picturesque walking trails. Highlights:- Beautifully renovated- Tasmanian timber oak floors throughout- Both bedrooms with built in robes- Large kitchen with gas cooking, ample bench space and storage- Bathroom with free standing bath- Separate laundry- Open plan living and dining - Plantation shutters throughout- Ducted gas heating throughout, reverse cycle unit in living, ceiling fans in bedrooms- Large storage cupboard plus in the bathroom a pull-down staircase to ceiling loft for additional storage- Floor to ceiling windows from living area to private courtyard- 3.4-metre-high raked ceilings in living and dining- Instant gas hot water- Surrounded by stunning private gardens- North facing - Single carport with storage area- Plenty of additional visitor and off-street parking- Security system (Chubb Security connected) Statistics: Living size: 84m<sup>2</sup> Carport size: 18m<sup>2</sup> Rates: \$1,374 p/q approx Body Corp: \$1,024 p/q approx Built: 1984 EER: 1.5 stars