

11 Yarrow Place, O'connor, ACT, 2602



House For Sale

Saturday, 17 August 2024

11 Yarrow Place, O'connor, ACT, 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

A generational opportunity to secure your statement position in the Inner North.

What you see:

This truly is a generational opportunity offered to the market for the very first time and situated at the end of a quiet cul-de-sac unassuming from the front but breathtaking from the rear. Originally built by the current family in 1961 and designed by Rudi Krastins, the current home is positioned to take in the views of the elaborate Gardens while capturing the natural light from every room.

The block is the second largest in O'Connor and one of the largest in the Inner North, taking up a staggering 2384sqm of prime elevated land. The position of the block is simply unmatched with jaw-dropping views across the entire city, gun barrel views of Mount Ainslie and sunrises directly from your kitchen. The block is north to the long side, which makes it ideal for future design and development. The scope of this block is enough to let your imagination run wild and design an uncompromised forever home atop this beautiful city.

What we see:

The first and last opportunity to secure this statement position in the Inner North.

See more:

Architecturally, "Modernist" designed tri level residence by Rudi Krastins

Extended circa 1968

Elevated views across the city from Mount Ainslie through to the Brindabellas

Easterly appointed living and dining area

Flooded with natural light

Spacious functional kitchen with ample storage and built in dining

Appliances include Fisher and Paykel dishwasher, Westinghouse electric oven and gas stove top

Separate laundry

Multiple segregated living areas

Upper living with floor to ceiling windows and spectacular views

Multiple covered outdoor entertaining areas with different aspects

Master bedroom with built in robe, wall heater and private external access

Two additional spacious bedrooms

Renovated main bathroom with under floor heating, stone benchtop, open shower and wall hung vanity

Multipurpose room with additional ensuite (approvals required)

Feature stone cladding, archway and timber panelling

Separate powder room

Split system air conditioning

Wood burning fireplace

8kw solar

New carpet

Established botanical style gardens with rare flora approximating 1,000 bulbs in spring, fruit trees, annuals and hundreds of roses, multiple gazebos and nooks to take in the surrounds

Single carport and ample off street parking for several vehicles

Within 8 minutes' walk to O'Connor Ridge and walking trails

Within 3 minutes' drive to Lyneham Shops

Within 4 minutes' drive to Lyneham High School

Within 6 minutes' drive to ANU

Within 8 minutes' drive to Radford College

Within 3 minutes' drive to Brindabella Christian College

Within 11 minutes' drive to Canberra CBD

Total Living: 154m²
Block Size: 2384m²
Carport: 37m²
Multipurpose Room & Shower Room: 27.50m²
Built: 1961
EER: 1.5
Rental Range: \$690 - \$720 p.w
Rates: \$9,405 p.a
Land Tax: \$18,466 p.a

Disclaimer: The above figures are approximate only. 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