

18 Weld St, Yarralumla, ACT, 2600



House For Sale

Friday, 20 September 2024

18 Weld St, Yarralumla, ACT, 2600

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Expansive North Facing residence in highly desired enclave.

What you see:

Privately set back from the street behind manicured gardens you are welcomed through a grand entry leading you in. You enter the home to find stunning marble floors connecting you through the ground floor towards the main living and dining areas. The Master suite, plus fifth bedroom or study are located on the ground floor for easy access with the remaining three bedrooms upstairs.

The block is orientated true north to the long side ensuring optimal sunlight and thermal efficiency to the key areas in the home. With its northerly position this residence sprawls effortlessly across a generous yet manageable 791m² parcel of prime land covering an impressive 283m² of internal living in this highly desired enclave of Yarralumla.

The location is unrivaled, situated within a short walk to the shores of Lake Burley Griffin, Yarralumla shops and minutes drive into the city centre as well as being surrounded by a league of quality schooling options.

What we see:

Quintessential Yarralumla opportunity.

See more:

Two storey residence with private gated entry

Views to Black Mountain Tower

North facing to the rear

Natural light filled throughout

Formal entry

Gourmet kitchen with stone waterfall benchtops and ample storage including walk in pantry

Appliances include electric stove, built in microwave and dishwasher

Multiple sun filled north facing living areas for a flexible floorplan, with views to established gardens

Formal and informal dining space

Living room with media system including projector and custom joinery

Stunning marble flooring

Ground floor master bedroom with walk in robe and oversized en-suite with open shower, floor to ceiling marble and spa bath

Three additional spacious bedrooms, two with balcony access

Main bathroom with floor to ceiling marble and walk in shower

Segregated rumpus room

Study/Bedroom five

Separate laundry/butler's pantry

Extensive storage

High ceilings

Multiple outdoor entertaining spaces including alfresco and balcony spaces

Ducted and zoned reverse cycle heating and cooling

Under floor heating to living areas, master bedroom and study

Ducted vacuum

10.1kw solar panels with 10.1kw battery

Low maintenance established gardens

Secure double garage with internal access and storage

Within 2 minutes' drive to Yarralumla Beach

Within 2 minutes' drive to Yarralumla Primary School

Within 3 minutes' drive to Canberra Girls Grammar

Within 3 minutes' drive to Yarralumla Shops

Within 5 minutes' drive to Canberra Grammar
Within 5 minutes' drive to Calvary John James Hospital
Within 10 minutes' drive to Canberra CBD

Ground Level: 193m²

Upper Level: 90m²

Total Living: 283m²

Garage: 43m²

Block Size: 791m²

Built: 2005

EER: 4.5

Rates: \$2,044 p.q

Rental Range: \$1,500-\$1,600 p.w

Land Tax: \$17,232 p.a (applicable only if rented)

UCV: \$1,644,000 (2023)

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