

4 Bailey Pl, Yarralumla, ACT, 2600



House For Sale

Thursday, 22 August 2024

4 Bailey Pl, Yarralumla, ACT, 2600

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Elegant Hamptons fused with modern Australian character

Nestled in a quiet Yarralumla loop street this delightful, renovated family home comes brimming with attractive features and typical Yarralumla charm. The enduring beauty of the Hampton's coastal style is redefined with Australian touches in this classy home with north facing views to Black Mountain and just 500m from Lake Burley Griffin. The interiors take their cues from the waterside surrounds and sunny spaces are paired with organic tones across a split-level ground floor and second level, providing a cheerful, welcoming setting and picturesque outlooks.

Timeless elegance is interwoven via engineered American oak floors, a gorgeous front verandah and iconic Canberra Red-brick paved terrace to the rear, while soaring ceilings enhance the light and space.

Crafted for functional, family-friendly living, the open kitchen and meals area sits poised above the family room, which in turn unites seamlessly with the outdoors via stackable glass doors. The tasteful kitchen selections include stone benchtops, glass splashbacks and quality appliances. Prep dinner while watching the kids play in the private backyard amongst established trees and mature gardens, plus enjoy effortless entertaining, with the alfresco terrace acting as a natural extension of the indoors.

A generous formal lounge and dining space with triple-aspect sash windows is a characterful additional space to unwind.

The downstairs main bedroom is cleverly tucked behind the floating timber staircase and has a walk-through wardrobe the size of many bedrooms as well as an ensuite that features both a bath and shower. Upstairs a second, king-sized bedroom and two additional bedrooms are serviced by a tastefully upgraded family bathroom.

Enjoy this location within walking distance of the Yarralumla Village shops, cafes, restaurants, picturesque walks to Lake Burley Griffin, open gardens at Government House and nature parks including Weston Park and the Yarralumla dog park. The home is also close to numerous highly-regarded schools, Royal Canberra Golf Club and Parliamentary Triangle – all with close proximity to popular attractions and regularly used services.

FEATURES

- ? Elegant Hampton's coastal style family residence
- ? Quiet leafy Yarralumla neighbourhood
- ? North facing Views of Black Mountain
- ? Close to Lake Burley Griffin, Yarralumla shops, Royal Canberra Golf Club, and various quality schools
- ? Nearby Weston Park, and a range of other parks including Yarralumla dog park
- ? 4 good sized bedrooms
- ? Renovated kitchen and bathrooms
- ? Sun-filled spacious living areas
- ? Formal lounge and dining
- ? Sleek, modern kitchen with stone benchtops, glass splashbacks, farmhouse sink, Miele 5-burner gas cooktop and dishwasher, Bosch double oven and warming drawer
- ? Engineered American oak floors
- ? Plantation shutters
- ? Built-in wardrobes to all bedrooms + walk in robe to main bedroom
- ? Downstairs guest toilet
- ? Ducted gas heating and Nobo wall heaters in each bedroom
- ? Ducted evaporative cooling
- ? Laundry with rear access
- ? Double garage
- ? Private rear yard, mature trees and gardens including established cherry trees, white rose hedge + low maintenance artificial turf
- ? Paved with original Canberra Brickwork Bricks

- Workshop lockable storage/garden shed
- Easy-care gardens