

5 Schomburgk Street, Yarralumla, ACT, 2600



House For Sale

Friday, 19 July 2024

5 Schomburgk Street, Yarralumla, ACT, 2600

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Superb Development Opportunity In A Highly Regarded Locale

View by appointment only, contact Alexander on 0421 148 706 to book a private inspection.

The current home, a charming three-bedroom cottage adorned with French sash windows/doors and timber accents whilst being surrounded by lush, picturesque gardens. Positioned within a highly sought after pocket in Yarralumla, this home offers the opportunity to live in, renovate, or knock down and built your own home in one of Canberra's finest suburbs.

Stepping in, the living area welcomes you with an original fireplace whilst enjoying a leafy outlook. The dining space is adjacent to the kitchen. The kitchen, fitted with solid timber benchtops, stainless steel appliances, ample storage and an adjoining walk-in pantry. French doors open to the rear of the home.

Accommodation is convenient and well thought out with all of the bedrooms to one side of the home. The primary bedroom is looks out to the rear of the home, inclusive of a built-in robe. The two other bedrooms are both generous in size and hold built in robes. The main bathroom services the home adequately.

The well matured garden offers space and privacy alongside the rear entertaining deck, which is accessed directly from the open plan kitchen, making it the perfect place to both relax and to entertain friends.

A flat 735sqm parcel with wide frontage, and no trees stopping you from building your dream home. Comparable sales for newly built homes in the area include 32 Banks Street selling for \$4,500,000 and 9 Deane Street selling for \$4,570,000.

- * Three-bedroom cottage
- * 735sqm flat parcel
- * Gas Heating / gas hot water / gas cooking
- * Terrific pocket within the suburb
- * Quiet leafy Street
- * Immaculate gardens
- * Generous covered Entertaining area

Rates: \$8,121pa (approx.)

Land Tax: \$4,519pq (approx. if rented out)

UCV: \$1,794,000 (2023)

EER: 0.0

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