

**2/37 Novar Street, Yarralumla, ACT 2600**



**Townhouse For Sale**

Sunday, 23 June 2024

2/37 Novar Street, Yarralumla, ACT 2600

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Anthony Weston  
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## Auction 13/07/24

What you see: Luxury living in one of Canberra's most sought suburbs  
What we see: Perfect house in a perfect location!  
See more: Beautiful sun-drenched home  
Free standing and rare single level living  
Private position at rear of block  
Enjoy the views of Telstra Tower while relaxing in the backyard  
Easy maintenance lifestyle  
Open floorplan and design  
Spacious living and dining and sitting area  
Stylish and contemporary kitchen includes stone benches, induction cooktop, oven and dishwasher  
Large main bedroom with walk in robe and lovely ensuite (includes new vanity and hardware, new toilet and shower screen)  
Two additional good size bedrooms with built-in robes  
Main bathroom includes bath and quality fixtures (including a new vanity and hardware both at the sink and the tub, and new toilet)  
Updated Hamptons style lighting  
Premium hardwood timber flooring throughout  
Ducted reverse cycle air conditioning  
All bedrooms include light integrated fans  
Ring doorbell with built in camera that can be connected to smartphone  
Back to base security monitoring with outside cameras throughout property  
Garage with internal access and remote control  
Paved area plus driveway provides additional off-street parking  
Beautiful courtyard to unwind, relax or tinker  
Garden beds and garden sheds  
100m walk to popular Yarralumla shops, cafes and restaurants  
Walking distance to Royal Canberra Golf Club  
Close to Canberra Girls Grammar School and Canberra Grammar School  
Steps away from public transport that takes you directly into Civic or Woden  
1 minute drive to Lake Burley Griffin  
Living size: 113m<sup>2</sup>  
Garage size: 19m<sup>2</sup>  
Built: 1994  
EER: 3.5  
Strata: \$614 per quarter  
Rates: \$1,457 per quarter  
Rental Appraisal: \$800 - \$820 per week  
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