

20/3 Lane-Poole Place, Yarralumla, ACT, 2600

LUTON

Townhouse For Sale

Thursday, 22 August 2024

20/3 Lane-Poole Place, Yarralumla, ACT, 2600

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



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Peacefully Private and Perfect

Magnificently positioned in one of Canberra's most prestigious and sought-after suburbs, offering northern sunshine to the living areas and surrounded by landscaped gardens, this beautiful townhouse delivers in every way. An exciting opportunity for anyone seeking a safe, secure neighbourhood within a leafy setting. Capitalising on its position in the complex, this charming home is flooded with natural light, the split-level design with its high ceilings give this home such lovely character and vibe. The open plan kitchen, dining and living connect seamlessly to the private courtyard through large sliding doors. The kitchen is the heart of the home which is perfectly positioned for easy entertaining. The bathroom features a shower with separate bath drenched in natural light. Both bedrooms have built-in robes and overlook the established gardens, the master is large enough to accommodate a king-sized bed. Lush, leafy common areas with generous visitor parking, and so close to the up and coming Art Precincts development are additional understated attributes of the complex, destined to prove of increasing value and only advantageous for future resale. Live in it as it is or renovate to your own personal style, this town house holds so much opportunity. Moments from the Royal Canberra Golf Course, a relaxing walk to the lake, picturesque parks or to the fabulous Yarralumla shops, and a location like this means you are only a short drive to just about anywhere!

Standouts:- Well-appointed two-bedroom townhouse - Premium position at the end of a row of townhouses (with additional side windows)- Large kitchen with ample bench space- Bathroom with separate shower and bath- Separate laundry- Freshly painted both inside and out- Open plan living, dining and kitchen filled with natural light- 3.4 metre, high raked ceilings- Instant gas hot water- Reverse cycle air conditioner in living area- North facing to living and courtyard- Single carport with storage area- Gas connection for bbq

Statistics: Living size: 88m² Carport size: 18m² Rates: \$1,523 p/q approx Body Corp: \$1056 p/q approx