

8/5 Kintore Crescent, Yarralumla, ACT 2600

Apartment For Sale

Thursday, 9 November 2023

8/5 Kintore Crescent, Yarralumla, ACT 2600

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 175 m2

Type: Apartment



Glen Kingston
0417170733

Auction

This resplendent, oversized townhouse represents the epitome of sophisticated and comfortable living. Featuring three spacious bedrooms, 2 generously proportioned bathrooms, powder room and an exceptionally generous double garage, the storage capacity here is truly unparalleled. Adding to its allure, the townhouse boasts three elegantly designed balconies, offering effortless access to the outdoors. The upper level hosts three generously proportioned bedrooms, with the master bedroom standing as a true marvel. It includes an expansive walk-in wardrobe and an opulent ensuite with a double vanity and a luxurious spa bath. The pièce de résistance is the private sun-soaked balcony attached to this sumptuous master suite. The middle level features a well-placed powder room, an expansive lounge and dining area, sensation kitchen, under stair storage / pantry ample cupboard space to cater to all your culinary needs. Freshly painted, new carpets and the natural light have truly enhanced and refreshed the property. This unique contemporary residence also boasts a double garage with internal access and an adjoining storage room, offering an ideal space for wine connoisseurs. Additional features encompass comprehensive ducted heating and cooling, skylights illuminating the upper level, a state-of-the-art security system, and a sophisticated video intercom system, among others. Conveniently located just a short stroll away from Lake Burley Griffin, with quality schools and local shops at your doorstep in the sought-after neighborhoods of Yarralumla and Deakin. This rare contemporary residence also includes a double garage with internal access & adjoining storage room which makes for an ideal wine cellar. Additional features include ducted heating & cooling throughout, skylights upstairs, security system & video intercom to name a few. Lake Burley Griffin just a short walk away, quality schools & local shops at your doorstep both Yarralumla and Deakin. Rental Appraisal \$900 - \$920 per week. FEATURES:- 190m² of internal living- Boutique development of 8 townhouses- Large, paved courtyards & balcony off main bedroom- North facing living areas with extra high ceilings- Ducted heating & cooling- Under floor heating in the bathrooms- Double garage with internal access & additional storage room- Downstairs powder room- Spa bath & double vanity in ensuite- Large walk-in wardrobe to main bedroom- Security system & video intercom- Instantaneous gas hot water- Freshly painted, New carpets- Walking distance to Lake Burley Griffin & local shops SPECIFICATIONS:* EER : 5.0* Living: 175m² Approx* Balconies & Porch: 121m²* Garage: 50m²* Ceiling: insulation R4* Strata: \$1400 p/qtr (approx.)* Rates: \$1,308 p/qtr (approx.)* Land Tax: \$1,832 p/qtr(approx.)* Construction 2001* All figures are approximate.