



## Yarralumla, 52 Schlich Street

### Prestigious & Stylish Family Entertainer

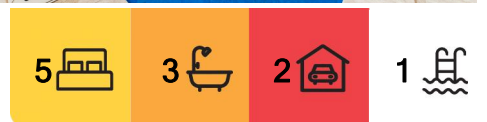
Executive family living and excellence are elevated to new heights in this striking 5 bedroom contemporary residence. This architecturally designed house boasts a clever, highly functional, design showcasing spacious proportions, designer finishes, and a seamless integration with the outdoors providing an easy care entertaining environment and large family living where privacy, space and style all merge with great success.

A bright and airy open plan layout exudes style and sophistication as you enter the front door and view stunning hard wood, spotted gum floorboards throughout and a stunning two story natural stone feature wall.

Separate living & dining areas, overlook a secured & enclosed, picturesque private, front courtyard with manicured, low maintenance garden and water feature. This home also boasts an alternate second, stylish outlook from the living/kitchen area to the rear of the house onto a spacious, private, covered alfresco area, ideal for all year- round entertaining



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



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[ljhooker.com.au/1TJMFMF](http://ljhooker.com.au/1TJMFMF)

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**EER** ★★★★★

**LJ Hooker Manuka**  
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that overlooks the inground solar-heated pool, secured with frameless glass fencing and surrounded by travertine stone paving.

Additionally, to the side of the pool area, there is also a large, separate, securely enclosed play yard/ area.

This superb property is located in one of Canberra's best blue ribbon locations in the leafy heart of Yarralumla and is moments from Yarralumla Park, playing fields, walking distance to local & private schools, Parliamentary Triangle, Yarralumla & Deakin shops/Cafe's/restaurants.

Features include:

- 5 double sized bedrooms with built in robes
- Enormous master suite with WIR, ensuite & covered balcony
- 2 large main bathrooms & separate powder room
- Separate light filled living/dining/lounge rooms
- Stylish, modern kitchen with large stainless steel island bench, plentiful storage and high end appliances
- 2.7m ceilings throughout
- Large & private outdoor covered entertaining alfresco dining/lounge area
- Private picturesque & secured courtyard at front of house and low maintenance garden
- Enclosed, no maintenance yard with artificial turf
- Solar heated in-ground swimming pool
- Ducted gas & reverse cycle heating & cooling for all year round comfort
- Hardwood spotted gum floorboards throughout
- Foot/bike paths leading to Lake Burley Griffin & playing fields from the house
- Oversized auto double garage & storage
- Long lease is available

Pets will be considered on application.

There is no EER available for this property.

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## More About this Property

Property ID	1TJMFMF
Property Type	House
Including	Study Air Conditioning Ducted Cooling Pool Courtyard Balcony Dishwasher Built-in-Robes

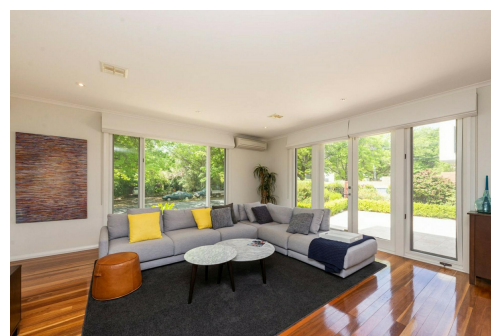
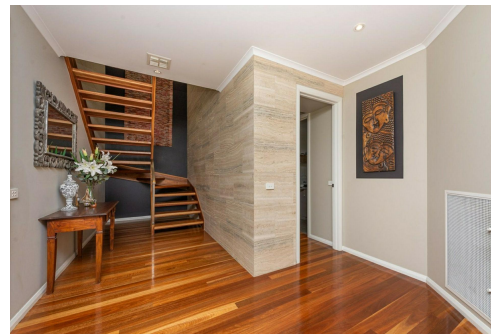
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