

Yarralumla, 13/65 Musgrave Street

Sort after Yarralumla town house

This double story 3-bedroom townhouse is at the end of a quiet cul-de-sac in the leafy suburb of Yarralumla, is a short stroll to the Lake, and Yarralumla dog park.

The first floor offers lounge leading to a large balcony, second living area, an extended study or formal dining, all situated around a light filled atrium.

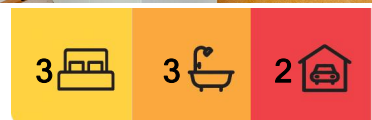
The kitchen looks onto the atrium and features generous storage, granite benchtops, a Bosh oven, a gas cooktop and a dishwasher.

A large open-plan study with built-in storage including file storage. Plus lights from the cupboards perfect place to display your art.

Located upstairs are the 3 bedrooms, The master bedroom features a walk-in-robe and large ensuite with heated floor, large standalone bath, a walk-in shower and double vanity.



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.



For Lease
Please Call

View
ljhooker.com.au/2GMWF9Q

Contact
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EER ★★★★★

LJ Hooker Kaleen
(02) 6241 1922

The balcony from the main bedroom with views of Black Mountain.

The 2nd bedroom includes generous storage, a built-in bookcase and an ensuite with single vanity, toilet and shower.

Gas heating is available downstairs in addition to the ducted heating and cooling throughout.

A double garage is located on the ground floor and has access to an under-house space that doubles as a wine cellar. Off-street visitor parking is also available.

Features

- *3 Bedroom Townhouse
- *North facing Lounge
- * North facing balcony
- * Large study
- * Central Atrium
- *Main bedroom with walk-in-robe, ensuite and balcony
- *Private back courtyard
- *Double garage with electric doors
- *Generous under house storage,
- *Wine storage
- *Walking distance to Lake Burley Griffin

This property complies with the minimum ceiling insulation standards. Unless an EER is stated, there is no current EER available

PETS: please be aware that at all stages of tenancy this property requires consent to be sought in writing for the keeping of any pets at the premises. Consent must be provided in writing before any pets are at the premises

RENTING BOOK:

https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf

TO ARRANGE AN INSPECTION PLEASE:

1. Click on book inspection button
2. Complete your details
3. Answer pre-qualifying questions
4. Register for a time

NOTE: IF you do not register you will not be notified of cancellations or changes to the inspection. If no-one has registered for the inspection, the inspection will not go ahead. Alternatively call the office on 6241 1922 to book an appointment

Disclaimer:

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More About this Property

Property ID 2GMWF9Q

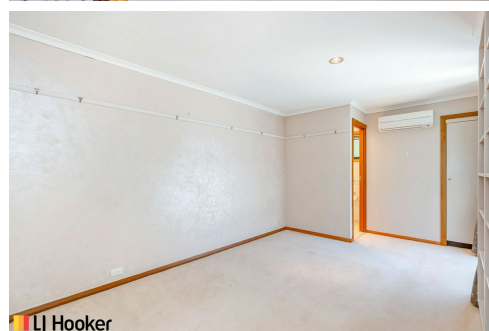
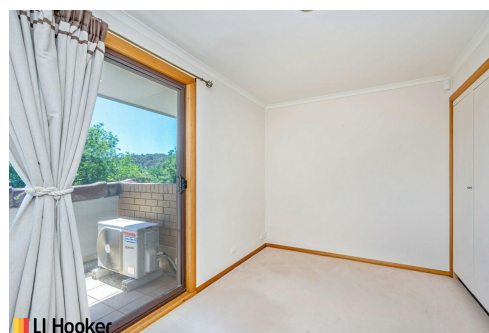
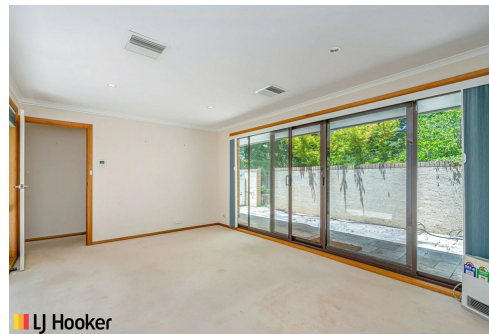
Property Type House

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