



1/71 Novar Street, Yarralumla




Stylish Dual Occupancy with Exceptional Scale and Comfort

Auction Location: On Site

Perfectly positioned in one of Canberra's most prestigious pockets, moments from Lake Burley Griffin and the Yarralumla shops this architecturally designed residence offers refined living where comfort and craftsmanship come together effortlessly. From the moment you step inside, you're greeted by an abundance of natural light, high ceilings and a free-flowing layout that makes everyday living both practical and beautiful.

At the heart of the home, the chef's kitchen impresses with Miele appliances, marble tiling and generous bench space, flowing seamlessly to the dining and living areas. Large, double-glazed sliding doors open onto a paved undercover entertaining space with an outdoor kitchen area featuring stainless steel finishes, creating the ideal setting for family gatherings or quiet evenings with friends.

The main bedroom on the lower level offers privacy and sophistication with a walk-in robe and a stunning marble ensuite. Upstairs, three spacious bedrooms each feature built-in robes and are complemented by a stylish second bathroom - perfect for guests or a

4  2  2 

FOR SALE

Auction 06/12/2025

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 **LJ Hooker**

growing family.

Every detail has been carefully considered, from the warmth of the teak timber stairs to the marble fireplace, solid timber doors and LED downlights throughout. Ducted reverse cycle heating and cooling ensures year-round comfort. An underground 5000L rainwater tank and an oversized double garage with additional storage complete the picture of modern convenience.

An exceptional opportunity to own a residence that truly embodies the essence of Canberra living.

Features:

- North-facing living areas filled with natural light
- Architecturally designed by Ring and Associates
- High ceilings throughout
- Multiple living zones: lounge, dining, meals and family room
- Ground floor powder room
- Four generous bedrooms, each with built-in robes (main with ensuite and walk-in)
- Miele-equipped kitchen with marble finishes
- Walk in pantry
- 5 Burner Gas cooktop
- Stone top breakfast bar
- Outdoor kitchen area and undercover alfresco entertaining area
- Double-glazed windows and solid timber doors
- Floor to ceiling sliding doors to outdoor entertaining areas
- Ground floor main bedroom and ensuite
- Both bathrooms feature double basins, floor to ceiling tiling and generous proportions
- Functional laundry with stone benchtop, ample storage and external access
- Timber staircase and marble fireplace
- Ducted reverse cycle heating and cooling
- Solar panels & battery
- LED downlights throughout
- 5,000L underground rainwater tank
- Secured oversized double garage with extra storage and internal access
- Close to top schools, shops, Lake Burley Griffin and easy access to CBD

Key Figures: (approximations)

EER: 4

Rates: \$1,750,45pq

Living: 244sqm

Basement: 62sqm

Outdoor Living: 227sqm

Balcony: 11sqm

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



MORE DETAILS

Property ID	1UB9FMF
Property Type	DuplexSemi-detached
House Size	244 m2
EER	4
Including	Ducted Cooling Ducted Heating Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Water Tank Liveability

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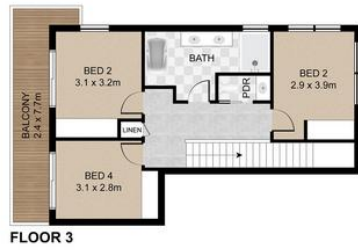
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