



2/4 Hutchins Street, Yarralumla




## Single-Level Ease with Northerly Aspect, Walk to Yarralumla Shops

Auction Location: On Site

Quietly positioned and designed for everyday comfort, this home presents a smart, low-maintenance opportunity to secure a foothold in Yarralumla, just a flat stroll to the Yarralumla shops and cafés. With a beautiful northerly aspect, it offers Inner South living without the scale, stairs, or upkeep of a traditional house.

Inside, the layout is practical and immediately easy to live in. The kitchen sits at the heart of the home and is well equipped with a gas cooktop, generous bench space, a full pantry, and thoughtfully designed cabinetry with dedicated microwave storage. Storage is a standout throughout, making day-to-day living feel organised and uncluttered.

The kitchen and family area feature durable laminate flooring, while the separate lounge and dining spaces are comfortably carpeted, creating defined yet connected living zones.

3  2  2 

**FOR SALE**

Auction 11/03/2026

**AGENTS**

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**AGENCY**

LJ Hooker Manuka

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 **LJ Hooker**

Accommodation is generous and well arranged. The main bedroom is thoughtfully segregated, offering privacy from the remaining bedrooms, and includes a walk-in robe and ensuite with bathtub. Bedrooms two and three both offer built-in robes and excellent proportions. The main bathroom is fully appointed with a shower and bathtub, complemented by a separate toilet for everyday convenience.

The laundry includes a linen cupboard and direct external access to the clothesline, reinforcing how functional and well considered the home is. Split systems in the family room and main bedroom provide year-round comfort, supported by ducted gas heating. With a strong northerly aspect and an EER of 5, the home enjoys excellent natural warmth and energy efficiency.

Outside, the private courtyard and yard are easy to care for, while still offering the opportunity to enjoy gardening if desired. A double undercover carport with roller door and additional shed completes the offering.

This home will particularly appeal to downsizers wanting to stay in the area, professionals seeking an Inner South address, or buyers looking for a considered entry into Yarralumla without compromise. Enjoy an easy walk to shops, cafés, parkland, schools, and quick access to the city and lake.

If you're looking for a quality single-level home in one of Canberra's most tightly held Inner South suburbs, this one is well worth your inspection.

- Single-level residence in a quiet Yarralumla setting
- Northerly aspect with excellent natural light
- Three well-proportioned bedrooms
- Main bedroom thoughtfully segregated with walk-in robe and ensuite with bathtub
- Bedrooms two and three with built-in robes
- Two bathrooms, both with bathtubs, plus separate toilet
- Well-appointed kitchen with gas cooktop, Westinghouse oven, full pantry and dedicated microwave storage
- Excellent storage throughout the home
- Kitchen and family area with laminate flooring
- Separate lounge and dining areas with carpet
- Split system heating and cooling to family room and main bedroom
- Ducted gas heating
- Laundry with linen cupboard and direct access to clothesline
- Private courtyard and yard, easy to care for while still allowing space to enjoy gardening
- " Double undercover carport with roller door and additional shed
- " Flat, easy walk to Yarralumla shops, cafés, parkland and local amenities

EER: 5

Rates: \$1,724pw (approx.)

Internal Living: 140sqm (approx.)

Carport: 33sqm (approx.)

Block Size: 418sqm (approx.)

UV: \$915,750 (2025)

Year Built: 1994

#### 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	1UH7FMF
Property Type	DuplexSemi-detached
House Size	140 m2
Land Area	418 m2
EER	5
Including	Air Conditioning Dishwasher Built-in-Robes

**Dikshant Dhungel 0451 404 198**

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.