







126 Schlich Street, Yarralumla

A Private Garden Estate in Yarralumla's Embassy Belt

OPEN FOR INSPECTION: BY APPOINTMENT

Set behind secure gates and an established garden of remarkable maturity, 126 Schlich Street belongs firmly to the latter. Approached through a beautifully landscaped corner holding, the residence emerges from the privacy of established gardens, generous courtyards and classical columns giving the home a quiet sense of permanence. Occupying approximately 1,767m², it offers an increasingly rare combination of scale, privacy and single-level living.

A gated driveway winds through the gardens towards the residence, with a formal front garden and central fountain creating a sense of occasion before the house itself comes into view. From here, the architecture is softened by greenery and the deep, columned verandah that wraps around the front of the home.

The formal lounge is anchored by a marble fireplace, while an adjoining sitting room and separate dining room provide a succession of elegant spaces for entertaining, with doors opening directly to the surrounding terraces, allowing the landscape to become part of the experience of the house. The dining room is generously proportioned

4 4 2

FOR SALE
By Negotiation

VIEW
By Appointment

AGENTS
Stephen Thompson
0418 626 254
stephen.thompson@ljhmanuka.com.au

AGENCY
LJ Hooker Manuka
(02) 6239 5551

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and thoughtfully designed to accommodate large gatherings, making it ideal for formal celebrations, multigenerational entertaining, or those memorable family occasions.

A substantial kitchen, meals area and family room form the everyday heart of the residence, with extensive cabinetry, quality Miele appliances and a walk-in pantry/wine cellar, opening directly towards the rear terrace and swimming pool, creating an easy connection between inside and out and a natural setting for long lunches, summer afternoons and gatherings that drift effortlessly into the garden.

The main bedroom is conceived as a private retreat, with separate dressing rooms and an ensuite featuring a double vanity, shower and bath. Three further bedrooms provide flexibility for family, guests or a home office, with the second bedroom enjoying its own ensuite as well as in built in robe.

Outside, the gardens are arguably the property's greatest luxury. Established rather than merely landscaped; mature trees provide scale and privacy, clipped hedges create structure, and generous lawns frame the residence. A fully automated irrigation system ensures the gardens are effortlessly maintained year-round.

The rear garden introduces a sun-drenched swimming pool and terrace, while the front grounds provide serene arrival, being developed over time, giving the property a character that cannot simply be replicated with new planting.

A double garage also includes additional storage and its own ensuite, while double automatic gates positioned at separate corners provide an unusually convenient arrangement for entry and exit. Ducted reverse-cycle heating and cooling, irrigation and thoughtful laundry storage further support the home's everyday functionality.

Yarralumla has always been distinguished by its combination of established character, proximity to the lake and easy access to Canberra's most important precincts. From here, Lake Burley Griffin and Yarralumla shops are within walking distance, as are the amenities of Deakin, while Manuka, the Parliamentary Triangle and Canberra City are only moments beyond.

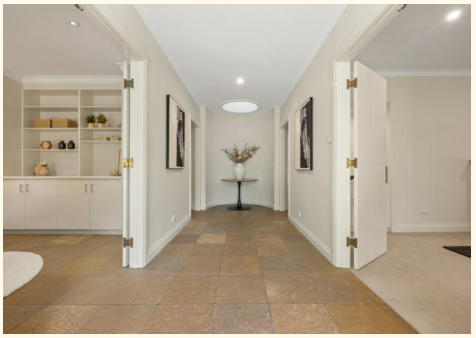
Features:
- Prestigious Yarralumla address within the tightly held Embassy Belt
" Expansive 1,767m² corner holding with established gardens
" Approx. 300m² of single-level living
- Four generous bedrooms, including a luxurious main suite
- Master bedroom with separate dressing rooms and ensuite
- Second bedroom with private ensuite
- Built in wardrobes
- Elegant formal lounge with marble fireplace
- Separate sitting and dining rooms
- Spacious dining room designed to accommodate large gatherings, ideal for formal celebrations, multigenerational entertaining, or family events
- Spacious kitchen with quality Miele appliances
- Walk-in pantry / wine cellar
- Open-plan meals and family living area
- Multiple living spaces opening to verandahs and terraces
- Grand entrance foyer
- Established, private gardens with mature trees and manicured hedging
- drenched swimming pool and entertaining terrace
- Deep, columned verandah overlooking the gardens
- Double garage with additional storage and ensuite

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- Secure gated access with two separate vehicle entries
- Ducted reverse-cycle heating and cooling
- Automated Irrigation system for gardens

Key Figures: (approximations)
EER: 2
Rates: $3,845.03pq
Land Tax (for investors): $8,065.40pq
Internal Living: 300sqm
Garage: 66.6 sqm
Block Size: 1767sqm
UV: $2,660,000 (2026)

Disclaimer:
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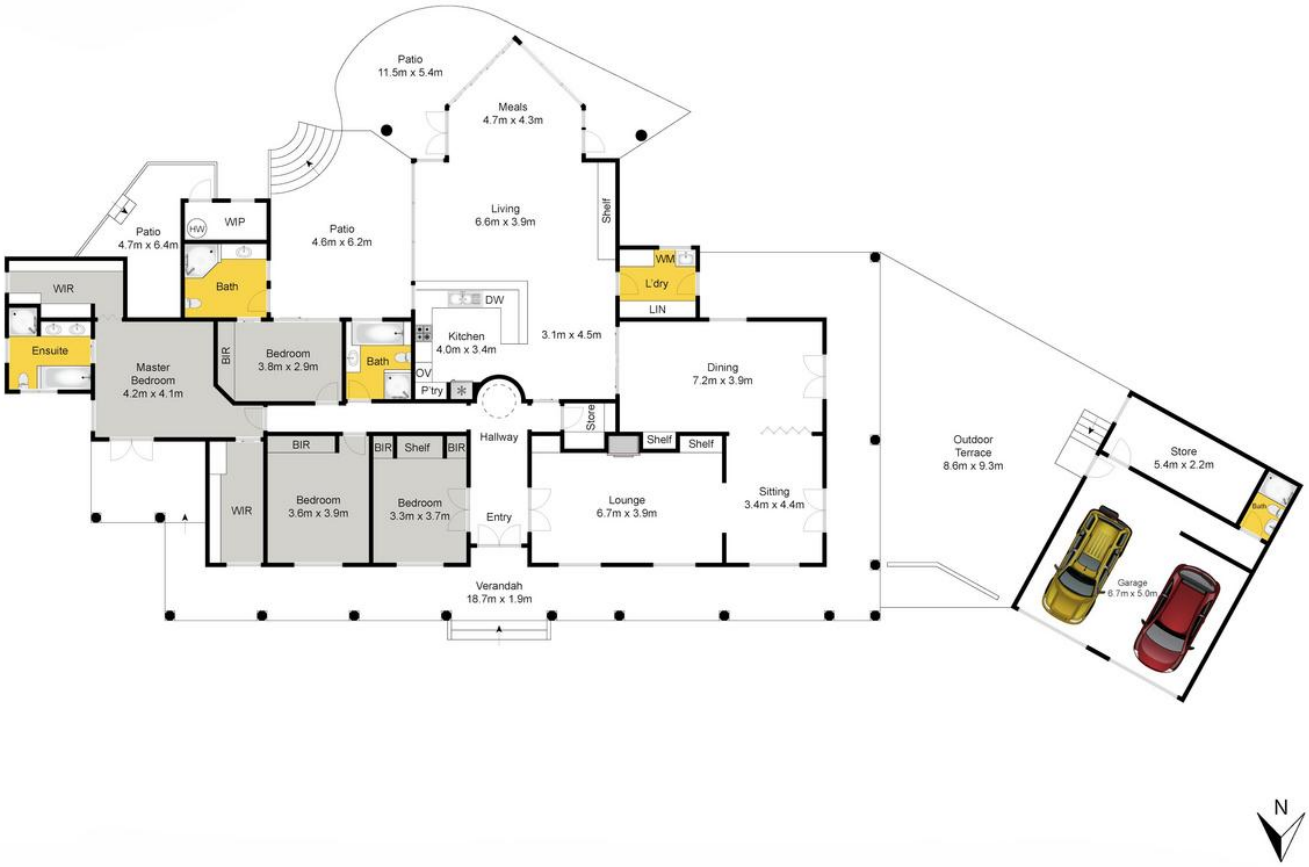
MORE DETAILS

Property ID	1UX4FMF
Property Type	House
Land Area	1767 m2
EER	2
Including	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Liveability

Stephen Thompson 0418 626 254
Proprietor and Property Consultant |
stephen.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au

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