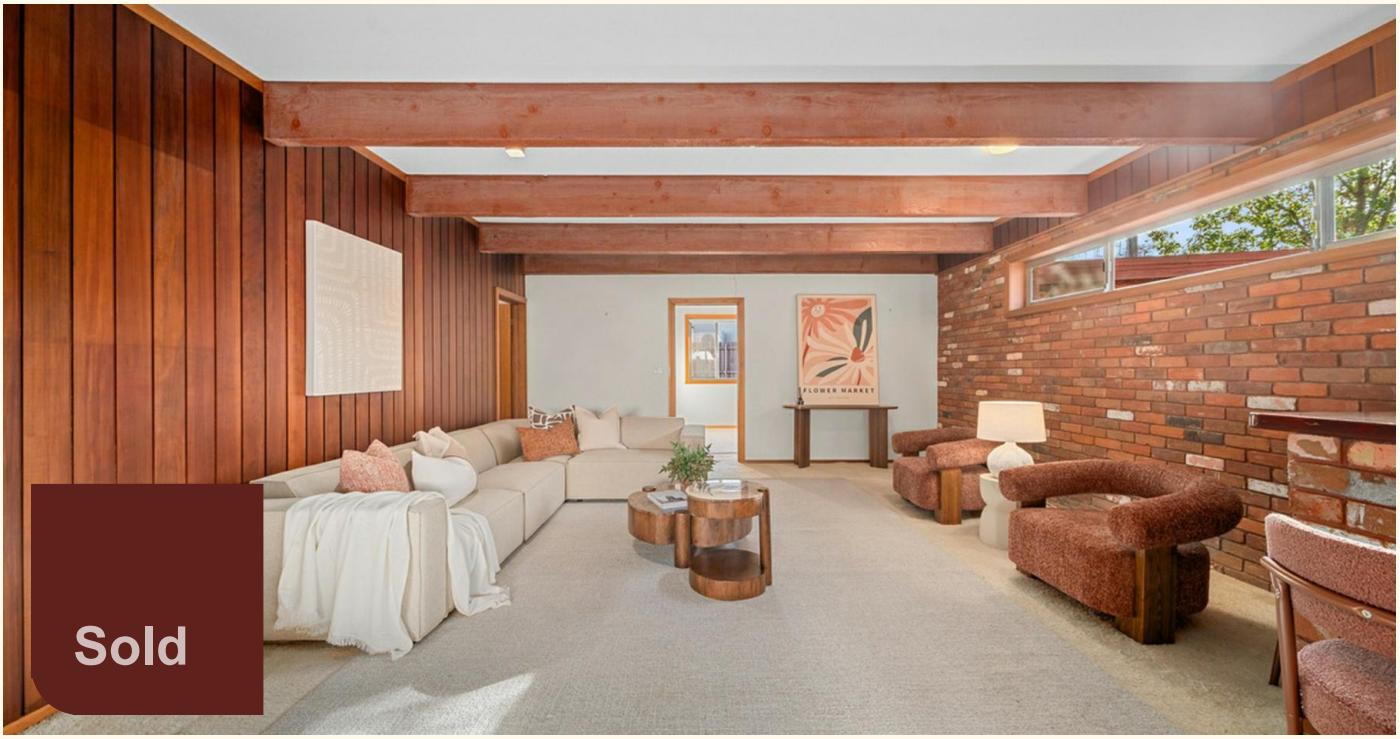








19 Bailey Place, Yarralumla

Rich in Character Offering Space, Warmth, Versatility and Location

Set in a quiet, leafy enclave just one street back from Lake Burley Griffin, 19 Bailey Place, Yarralumla offers spacious, flexible living in a highly desirable location.

This well-built two-storey home combines timeless character with thoughtful modern updates and generous proportions throughout. A covered front porch creates an inviting arrival and outdoor sitting area, while a substantial carport provides secure offstreet parking.

The home features four generous bedrooms, three-and-a-half bathrooms, a large modern kitchen and multiple living zones with excellent separation. All bedrooms include built-in robes, with the master suite offering a walk-in robe and ensuite, ideal as a private parents' retreat.

Timber feature walls, solid timber doors and exposed beams highlight the home's architectural character, while a built-in bar enhances the main living area for entertaining.

4 3 2

FOR SALE
$1,690,000 - $1,750,000

AGENTS
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AGENCY
LJ Hooker Manuka
(02) 6239 5551

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.

LJ Hooker

Comfort is ensured year-round with in-built floor heating beneath carpeted areas and ducted heating to both levels.

The updated kitchen offers modern appliances, ample storage and seamless connection to adjoining living spaces and the internal laundry.

Outdoors, a paved pergola provides an ideal entertaining space, complemented by a versatile rear outbuilding suitable for hobbies, wellness or additional storage.

Moments from Yarralumla shops, Weston Park and the lake foreshore, with easy access to walking and cycling trails, leading schools, the Parliamentary Triangle and the CBD, this home delivers a rare blend of tranquillity, lifestyle and convenience.

Combining warmth, character and adaptability. This is a distinctive offering in one of Canberra's most established and desirable streets and suburbs.

Features:
- Flat block on 520m2 of land
- Two-storey design with flexible family-friendly layout
- Multiple living areas with excellent separation
- Updated kitchen with modern appliances and ample storage
- 4 Bedrooms, 3 with built in robes, primary suite with walk in wardrobe and generous ensuite
- Ducted heating
- Covered front and rear entertaining area
- Double carport
- Separate rear building
- Located moments from Yarralumla Village, Lake Burley Griffin, leading schools and parks

Key Figures: (Approximations)
EER: 1.5
Rates: $1,988.17 pq
House Size:
Lower Level: 153.62m2
Upper Level: 59.92m2
Sauna/Storeroom: 19.38sqm
Carport: 33.06sqm
Block Size: 520 sqm
UV: $ 1,490,000 (2025)
Rental Estimate: $1,400 - $1,500 per week

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.



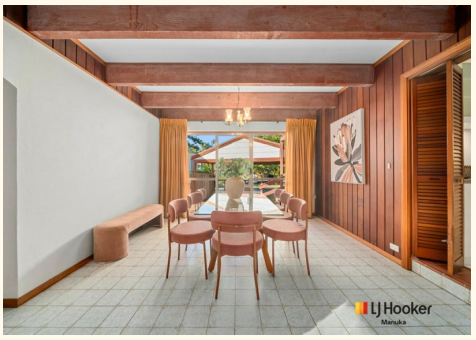
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MORE DETAILS

Property ID	1UNKFMF
Property Type	House
Land Area	520 m2
EER	1.5
Including	Ducted Heating Dishwasher Built-in-Robes

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Manuka



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.

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