



24 Gunn Street, Yarralumla




## Where Timeless Charm Meets Modern Comfort Overlooking Parkland

Auction Location: Onsite

Nestled in one of Canberra's most prestigious Inner-South enclaves, this charming two-story family home offers a rare opportunity to secure modern living in a tightly held location. Surrounded by leafy streetscapes and established gardens and just moments from the popular Yarralumla shops, this home combines natural beauty with urban convenience in a truly desirable setting.

Thoughtfully designed to maximise natural light across both levels, the home features a formal lounge on the ground floor that flows seamlessly into an east-facing kitchen —ideal for relaxed mornings or entertaining. The well-appointed kitchen includes quality appliances, ample bench space and overlooks a generous light filled meals area that opens out to a private, low-maintenance backyard.

Upstairs, three well-proportioned bedrooms offer comfortable family accommodation, with two featuring built-in robes and the main bedroom enjoying the added privacy of its own ensuite. A central

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**FOR SALE**  
Auction 08/11/2025

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 **LJ Hooker**

family bathroom completes the upper level, ensuring everyday convenience and functionality.

Additional features include a spacious separate laundry, a guest powder room, generous internal storage and a double lock-up garage, delivering all the practical elements essential for modern family living. With its flexible floorplan, light-filled interiors and prime position in a blue-chip suburb, this residence presents

Features:

- Well-presented family home on a quiet, tree-lined street
- Located opposite parkland
- Multiple living areas with abundant natural light
- Updated bathrooms + guest powder room
- Updated kitchen with ample storage
- Stone benchtops / breakfast bar
- Remote garage with internal access
- Charming bay window with garden outlook
- Main bedroom with walk in robe and ensuite
- 2 other bedrooms with built in wardrobes
- Spacious attic offering storage or future conversion potential
- Segregated bedrooms
- Private, low-maintenance backyard with scope to personalise
- Generous block with room to grow or renovate
- Close to excellent schools, parks, transport, and Yarralumla village shops

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	1U4PFMF
Property Type	House
House Size	211 m2
EER	4
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Dishwasher Floorboards Built-in-Robes Remote Garage Liveability

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