

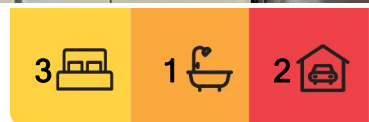
Yarralumla, 57 Weston Street

A Dream Location Packed with Potential

Nestled in a greatly desired, tree-lined street, 57 Weston Street offers an exceptional opportunity to secure a characteristic maintained single-level home in one of Canberra's most sought-after locations.

This charming three-bedroom house is designed for comfort and functionality, with generously sized bedrooms throughout. The main bedroom is a standout, boasting a separate study-perfect for working from home, creative pursuits, or a quiet retreat. Additionally, this space offers room for further development and could be transformed into a walk-in robe, ensuite, or even a private reading nook. A spacious living area flows seamlessly into the separate kitchen and dining space, creating an inviting atmosphere for family living and entertaining.

Positioned on a good sized 757sqm north-facing block, this home is move-in ready while still offering incredible potential for future enhancements. Whether you choose to extend,



For Sale
\$1,790,000-\$1,990,000

View
Sat 10th May @ 9:00AM - 9:30AM

Contact
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Disclaimer: 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.

EER ★★★★★

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renovate, or build your dream home, the options are limitless. The well-maintained backyard is a private sanctuary, featuring private gardens that provide a tranquil space for outdoor entertaining, summer barbecues, or simply relaxing with family and friends. A dedicated laundry room and ample storage throughout the home ensure everyday practicality and functionality.

Perfectly positioned for convenience, this home is just a short stroll to Deakin and Yarralumla shops, offering boutique stores, cafés, and restaurants. It also provides easy access to key employment hubs, including the CBD, the Parliamentary Triangle, and Woden Town Centre, making commuting a breeze. The home's central location ensures everything you need is within easy reach, from shopping and dining to essential services.

For the kids, 57 Weston Street is surrounded by some of Canberra's finest schools, including Canberra Girls Grammar, Alfred Deakin High School, and Canberra Grammar School. For those who enjoy an active lifestyle, you'll love the proximity to Weston Park, Lake Burley Griffin, and the Royal Canberra Golf Club, all offering fantastic leisure and recreation options. This location blends lifestyle and convenience in a way only a few neighbourhoods can match.

Whether you're looking for a comfortable family home, an investment opportunity, or a blank canvas to create your dream residence, 57 Weston Street delivers on charm, location, and potential. With its classic appeal, functional design, and endless possibilities, this home is a rare find in a blue-chip location.

Features:

- * Prime Location & Lifestyle
- * Great renovation potential
- * 1-minute drive to Deakin shops
- * Just 500m from the popular Double Shot Deakin
- * Secure parking for two vehicles
- * Generous sized block
- * Short drive to central employment hubs including, the city, the Parliamentary Triangle, and Woden Town Centre
- * Sunny appealing courtyard
- * Ample storage and shelving throughout
- * Ample heating and cooling throughout; with wall heating and split systems
- * Garage and additional outdoor shed
- * Front and rear patio areas
- * Light filled throughout

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 About this Property

Property ID	1TZ7FMF
Property Type	House
House Size	152 m2
Land Area	757 m2
EER	0.5
Including	Study Air Conditioning Courtyard Secure Parking

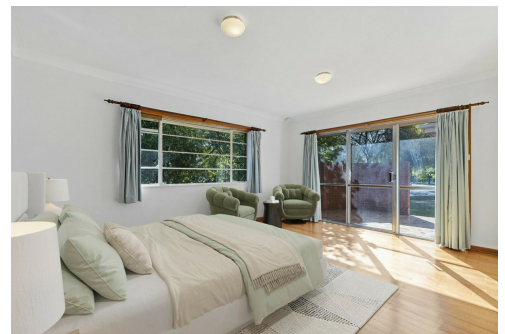
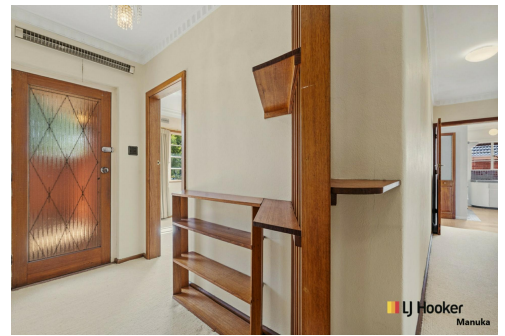
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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.