

**13/5 Lane Poole Place, Yarralumla, ACT, 2600**



**Townhouse For Sale**

Thursday, 14 November 2024

13/5 Lane Poole Place, Yarralumla, ACT, 2600

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Alexander Smout  
0421148706

## Sophisticated Town-Home In Ideal Yarralumla Location

Nestled within lush, mature gardens in the heart of Yarralumla, this charming architecturally designed home offers both seclusion and convenience. Just minutes from the prestigious Royal Canberra Golf Club and bordering the historic Old Canberra Brickworks, this residence captures the best of Canberra living.

Upon entry, the raked high ceilings and expansive interiors create a welcoming sense of space. The open-plan design seamlessly integrates the kitchen, living, and dining areas, perfect for modern lifestyles. The well-appointed kitchen features generous storage, an island bench, stainless steel appliances, a breakfast bar, and a skylight that enhances natural light.

The home's layout ensures privacy, with both bedrooms located at the rear. Each bedroom is spacious, includes built-in wardrobes, and offers scenic views of the Brickworks. The primary bedroom also provides direct access to the large backyard. A generous bathroom serves the entire home, while a laundry room is tucked away.

The front courtyard, surrounded by established gardens, allows for seamless indoor-outdoor flow, ideal for entertaining or relaxing in Canberra's sunny climate. The large backyard includes multiple access points, offering ample space for gardening with historic views as a backdrop.

Ideally situated, this home is just 800 meters from Yarralumla shops, 400 meters from the Royal Canberra Golf Course, and backs onto the historic Brickworks. With easy access to top schools, the Parliamentary Triangle, the CBD, and local parklands, this residence delivers exceptional convenience.

- \* Two bedrooms, one bathroom home

- \* One carport parking space

- \* High raked ceilings

- \* Timber flooring throughout

- \* Skylights for natural lighting

Recently renovated throughout

- \* Spacious front courtyard and large backyard

- \* Quality finishes and inclusions throughout

- \* Located 800 meters from Yarralumla shops

Strata: \$632pq (approx.)

Rates: \$5,846pa (approx.)

Land Tax: \$8,348pa (approx.)

EER: 1.0

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.