

## 30 Mueller Street

30 Mueller Street, Yarralumla ACT 2600

-35.3085894, 149.0995836



Executive Living at it's Finest! - Available February 2019! Available February 2019! This four bedroom, three bathroom executive residence is impeccably presented to the highest of standards and positioned in the heart of Yarralumla. Set behind the privacy of a manicured front courtyard garden this home offers the benefits of a large property but without the maintenance that comes along with it. Featuring large double entry front doors that lead through to the formal and informal living areas where you'll be able to entertain your friends in comfort and style. All living areas open out onto a beautiful side deck area that enjoys the benefit of a large sunken spa pool. Shade is provided by stunning mature trees and hedges to this area. Inside the home you'll appreciate the ease of maintenance that comes with the polished timber floors throughout. Your year round comfort is assured with ducted heating and cooling. The kitchen is well designed and functional in its layout and includes quality appliances. All four bedrooms are generous in their proportions, two of which include ensuite bathrooms and the main offers a large walk in robe and sitting area. Other benefits of this home include: Plantation shutters. Built in speaker systems. Internal access from the double garage. Close proximity to the Yarralumla Primary school and shops and of course foot and bike paths that lead to Lake Burley Griffin. Beds, fridge, washing machine, dining table, TV and lounge are included House Size: 254m<sup>2</sup> approx Land Size: 730m<sup>2</sup> approx EER: 5.0 Registration is not required, Please contact Imogen to arrange an inspection if no times are advertised. Features □Dining Room □Dishwasher □Electric Garage Doors □Enclosed Backyard □Entrance Hall □Family Room □Garden Shed □Lounge Room □Outdoor Entertaining Area □Outdoor Spa □Partially Furnished □Reverse Cycle a/c □Separate Toilet □Walk In Robe

### Overview

Purpose:For Rent	Sale price:\$	Auction:
Rent price:\$1,500 per week	Land area:sqm	Living area:sqm
Bedrooms:4	Bathrooms:2	Car Park:2
Country:Australia	Postcode:	

### Indoor amenities



Air conditioning

✓ Cable TV

✓ Internet

✓ Dishwasher

## Outdoor amenities

✓ Parking

✓ Pool

## Distances

✓ Primary School 0.3km

✓ University 3.5km

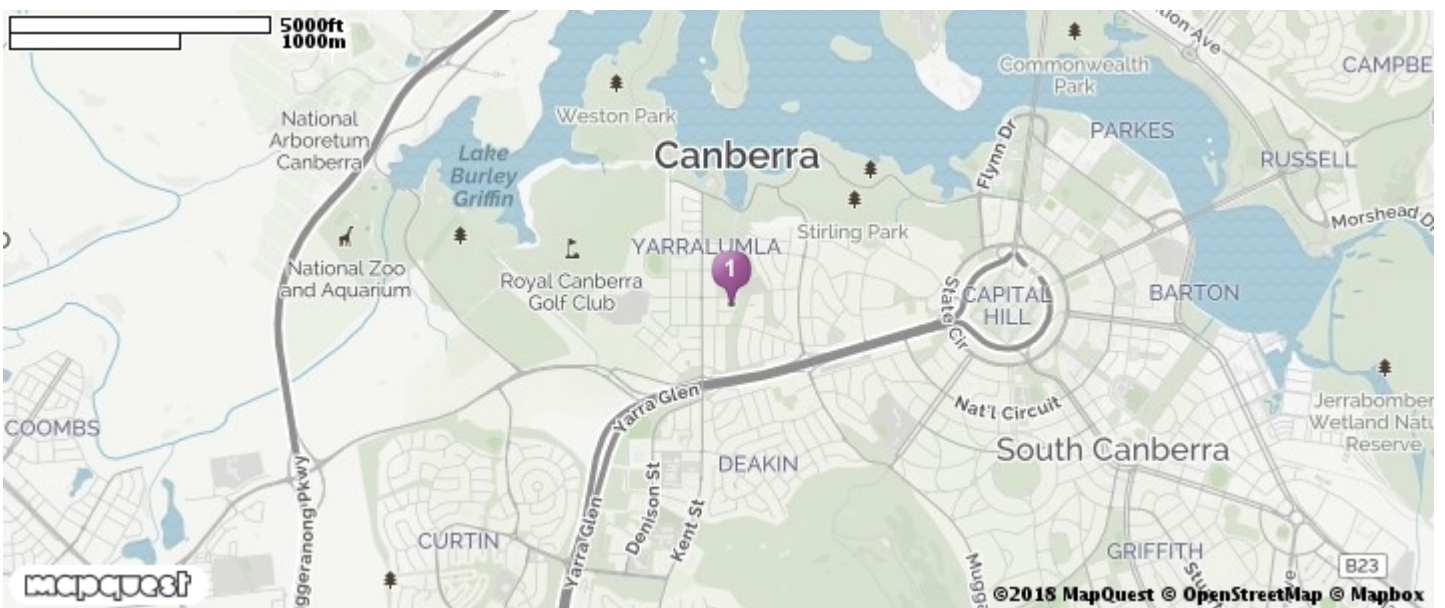
✓ High School 1.8km

✓ College 1.5km

✓ Hospital 4.2km

✓ Post Office 0.2km

✓ Major Shopping Centre 4.3km



## Agent Details

imogen.mcmillan@creamresidential.com.au - Imogen McMillan

## Cream Residential - Rise Above

