

101 Empire Circuit, Deakin, ACT 2600



House For Sale

Wednesday, 12 June 2024

101 Empire Circuit, Deakin, ACT 2600

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1375 m2

Type: House



Josh Morrissey
0437799234



Michael Morris
0419888627

By Negotiation

What you see: With a sprawling 1375m² land holding in one the most tightly held pockets in Deakin, this fully renovated family home offers a premium position with a turnkey lifestyle. The residence offers a seamless flow between spaces, complimented by tasteful and timeless updates throughout. The gardens have been extensively enhanced to create a private retreat with multiple zones to enjoy throughout the seasons providing an exceptional family lifestyle all year round. What we see: A blue ribbon locale in the heart of old Deakin and a short walk home for the kids from Canberra Girls Grammar. See more: Secure gated entry Fully renovated in 2015 by Vision Building Group Northerly appointed gourmet kitchen with waterfall stone benchtops, custom cabinetry with ample bench and cupboard space Miele Appliances include gas cooktop, oven and dishwasher Master bedroom with en-suite and in-slab heating Three additional bedrooms Main bathroom with wall hung vanity, bath and in-slab heating Integrated indoor/outdoor living with multiple private courtyards and pergola Ducted gas heating and reverse cycle heating and cooling with 3 zones Double glazed windows Flexible floor-plan with multiple living areas Timber and carpeted flooring throughout Library room Regency wood burning fire-place Laundry Secure double carport 6.5kw solar system with 10kw battery Re-insulated ceiling and walls to the highest standard Fully established and manicured gardens with automatic irrigation Within 2 minutes drive to Double Shot Cafe Within 2 minutes drive to Deakin Shops Within 2 minutes drive to Canberra Girls Grammar Within 5 minutes drive to Canberra Grammar School Within 11 minutes drive to Canberra CBD Total living: 248m² Garage: 38m² Block size: 1375m² EER: 4.5 Built: 1960 Rental Range: \$1,300 - \$1,400 p.w Rates: \$10,879 p.a Land tax: \$21,544 p.a UCV (2023): \$2,540,000 Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.