

18 Bedford Street, Deakin, ACT 2600



Sold House

Sunday, 20 August 2023

18 Bedford Street, Deakin, ACT 2600

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 653 m²

Type: House

Contact agent

Auction Location: On Site From the moment you enter this exquisite property adorned with custom wrought iron gates you get a sense of grandeur. The entry and façade epitomise the quality features and thoughtfulness that went into creating this recently completed home. Situated across from La Trobe Park and a short stroll to Deakin shops as well as Canberra Girls Grammar school this home is desirable for a family at any stage of life. As you enter the front door and spacious entry to your left is a stunning lounge room which features full length windows and an elevated view of La Trobe Park which floods the room with natural light. Continuing down the hall you will notice several skylights which provide additional light leading to a spacious kitchen, dining and living area. Taking full advantage of the rare north facing aspect, the living areas are bright, open and airy, with Italian porcelain tiles and stone waterfall kitchen island bench. The kitchen shares an abundance of light and features everything a home chef could envisage, from a large walk-in pantry, ample bench space and premium inclusions. Directly adjacent to the living area, and connected via glass sliding doors, is the large outdoor alfresco dining area providing effortless indoor-outdoor living. This area is perfect for entertaining guests and the easy-care landscaped garden provides a relaxing atmosphere. The spacious master bedroom overlooks a beautifully manicured garden whilst utilizing the home's northerly aspect to generate beautiful sunshine throughout Canberra's distinct four seasons. The master features a large walk-in robe and a generously proportioned ensuite featuring a large freestanding bathtub as well as an oversized shower, a heated towel rail, and his and hers dual sinks. Other accommodation consists of three spacious bedrooms, all containing abundant built-in robes and large windows with garden view. A main bathroom, also featuring a freestanding tub and oversized walk-in shower. This home also features a large laundry with access out to the garden and a double garage with additional built-in storage to complete this extraordinary home. This superb home offers ideal proximity to Deakin shops, which house a variety of services including a gym, clothing boutiques, medical facilities, and some of Canberra's most loved cafes. Just a few minutes' drive away you will find Canberra's employment hubs of the Parliamentary Triangle, Canberra CBD, and Woden Town Centre. Features include: • 2.7m high ceilings • Full length windows throughout • Hydronic underfloor heating • Reverse cycle heating and cooling • Custom wrought iron entry gates • Caesarstone kitchen, laundry and waterfall island benches • Bosch kitchen appliances • Dorf and Phoenix tapware throughout • Walk in pantry • Italian porcelain tiles • Infinity hot water system • Master bedroom with ensuite and walk in robe • 3 additional bedrooms, all with large built-in robes • 3 Velux skylights • Alarm System and security cameras • Zoned irrigation system • Large outdoor alfresco • Rainwater tank • Outdoor marble and sandstone pavers • Wee Jasper retaining wall in the back garden • Aluminium gutter guard

Key Figures: EER: 6.0 Lower Floor: 243.35sqm Garage: 42.89sqm Alfresco: 21.52sqm Porch: 7.37sqm Total: 315.13sqm

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