

22 Bedford Street, Deakin, ACT 2600



Sold House

Monday, 14 August 2023

22 Bedford Street, Deakin, ACT 2600

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 597 m2

Type: House



Alexander Smout
0421148706

Contact agent

Located in one of Deakin's finest pockets. This designer home affords you the ability to have an ultra convenient lifestyle whilst being situated in one of the Inner South's most sought after locale's. A luxury residence, 22 Bedford St offers a turn-key lifestyle. Elevated, north to rear and adjacent to reserve, the home has all the superlatives synonymous with the address. Whether it is a party that sprawls out of the living/dining to the huge open alfresco and into the pool, or a quiet cup of tea on the alfresco at the front of the home. There are options aplenty to best occupy your down time. Comprised of three overly generous bedrooms & two luxurious bathrooms. The upstairs master suite features relaxing Red Hill views, dual separate walk-in robes and a rear balcony overlooking the landscaped rear gardens. The kitchen has no shortage of storage with ample custom joinery and gorgeous neutral Corian stone benchtops, that exemplify the clean colour pallet, a large chef's oven and 900mm gas cook top. The living areas are brimming with natural light making living enjoyable all year round. Sunken, the living room flows seamlessly out to a front alfresco and has a wall of bi-folds out to the rear alfresco. Highlighted by an exceptional location, 22 Bedford Street is within immediate walking distance to the boutique Deakin Shops, Canberra Girls Grammar only 300m away, also within walking distance to Canberra Grammar School, Red Hill reserve and a short drive into Manuka, Kingston + the Parliamentary Triangle.* Exceptional old Deakin location adjacent to parkland* Three queen bedrooms and two luxurious bathrooms* Gas heated concrete tiled lap pool & spa * Ideal North to rear aspect * Vast private alfresco entertaining area* Corian stone kitchen + 900mm free standing cooker* Ducted reverse cycle heating & cooling* Prime school catchment, easy walk to Girls Grammar, Canberra Grammar School, Forrest Primary and Alfred Deakin High Rates: \$6,681pa (approx.) Land Tax: \$11,928pa (approx. if rented out) UCV: \$1,330,000 (2022) 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.