

23 Kent Street, Deakin, ACT 2600

House For Sale

Tuesday, 7 May 2024

23 Kent Street, Deakin, ACT 2600

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 662 m2

Type: House



Jonathan Charles
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Robert Burns
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Auction 11.30am, Saturday 1st June

Set in a coveted central locale, this stunning single-level 4-bedroom residence combines timeless elegance with practicality. Situated on a 662m² parcel of land and boasting an impressive 237m² of internal living, this home offers unparalleled opportunity to embrace life to the fullest in this esteemed Inner South location. Crafted with meticulous attention to detail, this home showcases superb architectural design and thoughtful planning. Step inside to find a practical floorplan, generous space, and well-proportioned rooms, perfectly suited for families of all sizes. Upon entry, you're greeted by a welcoming atrium that bathes the main living areas in natural light, creating a warm and inviting ambiance throughout. The northerly aspect ensures ample sunlight floods the home, providing comfort during the winter months. No expense was spared in selecting quality materials and tasteful finishes, from stunning Tasmanian Myrtle hardwood floors to cedar doors and windows. Every detail exudes sophistication and charm, elevating the living experience. The heart of the home is the elegant kitchen, adorned with stone benchtops, European stainless-steel appliances, and ample storage space. Entertaining is a breeze, with seamless flow from the kitchen to the spacious living area and out to the large paved outdoor entertaining area, perfect for gatherings or quiet relaxation amidst the easy-care garden. The lounge room, bathed in natural light, offers a serene retreat, while the dining room provides versatility for various uses, whether it's a rumpus room, study, or extra sleeping space. Four comfortably sized bedrooms boast quality robes and access to a designer bathroom, with the main bedroom featuring a walk-in robe and designer ensuite complete with a large deep bath, offering a luxurious escape. Once used as a bustling commercial/living hybrid arrangement, this property in Deakin offers versatile potential for residential or commercial purposes. Its prime location caters to businesses seeking strategic placement nearby. Other homes in the area have successfully transitioned into commercial ventures, leveraging the vibrant business landscape. Whether as a contemporary family home or dynamic commercial space, this property presents boundless opportunities for savvy buyers. Nestled in a highly convenient location, this property offers easy access to an array of amenities. Nearby, you'll find award-winning restaurants, cafes, a supermarket, and a gymnasium, while the vibrant Kingston and Manuka Precincts are within close proximity. Close to the home, both public and private schools, including Girls' Grammar School, Grammar School, and Junior Grammar Schools, along with Deakin High School and childcare facilities, cater to educational needs. For healthcare, Calvary John James Hospital is nearby. Outdoor enthusiasts will appreciate the proximity to the Federal Golf Course and Red Hill lookout, while cultural landmarks like the Royal Australian Mint and the Parliamentary Triangle are easily accessible. Lake Burley Griffin and the City are just a short drive away, offering further entertainment and leisure options.

Features:- Single level architectural designed residence- Prime location in sought-after Inner South location- Multiple living spaces throughout- Dedicated office with potential to run a business from here- Beautiful ensuite with large deep bath, stylish main bathroom, and powder room- Large kitchen with stone benchtops and quality appliances including ILVE gas cooktop, Bosch dishwasher, integrated fridge and microwave- Beautiful Tasmanian Myrtle hardwood floors to entry, lounge and dining rooms- Double glazed Cedar windows, external doors and feature panel doors- High ceilings throughout- LED lighting- CCTV- Zoned in-floor slab heating with ducted heating and cooling- 16 panel solar system- Slimline rainwater tank- Montoro French style glazed terracotta roof tiles- Paved entertaining areas with beautiful landscaped gardens- Mature hedging and trees- Oversized double garage with internal access- Close location to specialist medical precinct, Calvary John James Hospital, Canberra Hospital and Equinox- Short walk to Yarralumla, Deakin and Hughes shops and sporting facilities- RZ2 zoning

Figures:- House size: 236m²- Garage: 62m² approx.- Block size: 662m²- Rates: \$4,900 p.a approx.- Land tax: \$8,900 p.a approx.- Built: 2002 approx. - UCV (2023): \$999,000