

**24/6 Grose Street, Deakin, ACT 2600**



**House For Sale**

Saturday, 17 February 2024

24/6 Grose Street, Deakin, ACT 2600

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 190 m2**

**Type: House**



Josh Morrissey  
0437799234



Austin Tetteh  
0433945933

**\$1,595,000+**

What you see: Contemporary and low maintenance, designed to suit the lifestyle of the location with a focus on keeping things easy. Morning coffee just seconds away and walking distance to everything that makes Deakin home. What we see: Downsize into the Deakin lifestyle. See more: Conveniently located in the Horizons Development Northerly appointed two storey residence, with views to Black Mountain Integrated indoor/outdoor living with north facing private courtyard Gourmet kitchen with stone island benchtop, ample storage and pantry Appliances include Blanco electric oven, 5 burner gas cooktop and Bosch dishwasher Flexible floor plan with multiple living areas Ground floor master bedroom with built-in robe and ensuite including double vanity Two additional generous bedrooms with built-in robes Upstairs main bathroom with a bath Hardwood timber and carpeted flooring throughout Upstairs rumpus room/second living space Powder room downstairs Laundry Ducted and zoned reverse cycle heating and cooling Under stair storage/wine cellar Low maintenance, landscaped gardens Double car garage with internal access Within walking distance to Red Hill Nature Reserve Within 5 minutes' walk to Deakin Shops Within 3 minutes' drive to Calvary John James Hospital Within 4 minutes' drive to Canberra Girls Grammar School Within 5 minutes' drive to Alfred Deakin High School Within 6 minutes drive' to Canberra Grammar School Within 11 minutes' drive to Canberra CBD Lower Level: 118m<sup>2</sup> Upper Level: 72m<sup>2</sup> Total Living: 190m<sup>2</sup> Garage: 38m<sup>2</sup> Built: 2011 EER: 4.0 Rates: \$4,869.17 p.a Land tax: \$6,326.22 p.a Body corporate: \$3,240 p.a Rental Range: \$900 - \$950 p.w Disclaimer: The above figures are approximate only. 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.