

32 Bedford Street, Deakin, ACT 2600



House For Sale

Friday, 3 November 2023

32 Bedford Street, Deakin, ACT 2600

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 608 m2

Type: House



Alexander Smout
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Ahmad Souweid
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AUCTION

32 Bedford Street, Deakin is a functional four bedroom, two-bathroom home, with elegant character and plenty of natural light. A handsome street presence and elevated front terrace affords a peaceful outlook over La Trobe Park. Tired condition provides outstanding opportunity for full knock down / rebuild, or preserve and renovate - this property is the ideal canvas to be inspired. Current features include solid brick construction with high ceilings, large main sitting room, separate informal room, double garage, and private rear gardens. This home is conveniently located to the popular Deakin shops, and within close proximity of the Kingston / Manuka Precincts, Lake Burley Griffin and the Canberra City. Lovers of the outdoors will appreciate the nearby Red Hill Reserve and La Trobe Park on the doorstep. Nearby education options aplenty including the Canberra Girls Grammar, Yarralumla Primary and Deakin High School. An affordable opportunity to purchase into this highly sought-after location. * RZ2 608m2 block in terrific locale * 4 Bedrooms 2 Bathrooms 2 Car * Family friendly floorplan * Estimated rental return \$800pw * Close proximity to blue ribbon schools * Deakin = 46% growth from 2021-2023 (Allhomes Data 2023) * Close to Deakin shops, local transport, high-profile school options and minutes from Woden and the City Rates: \$6,356pa (approx.) Land Tax: \$12,098pa (approx. if rented out) UCV: \$1,423,000 (2023) 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.