

**32 Rawson Street, Deakin, ACT 2600**



**House For Sale**

Tuesday, 26 December 2023

32 Rawson Street, Deakin, ACT 2600

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 763 m2**

**Type: House**



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## Expressions of Interest

Winner of the MBA 2020 House of the Year, custom-built project home, and earning accolades in multiple categories, including Best Bathroom Project exceeding \$30,000 and Best Use of Materials in a Residential Project at the HIA 2020 awards. Crafted by the renowned Megaflora Group and designed by MyMyMy Architecture, this residence stands as a testament to modern contemporary living in one of Canberra's most coveted real estate areas. The Angle House, a multi-award-winning masterpiece, seamlessly blends warmth and character with a vibrant colour palette, featuring handcrafted bespoke materials. Highlighted in prestigious publications like Grand Designs, the house is celebrated for its functionality, longevity, and aesthetic appeal achieved through innovative angles and shapes. This exceptional residence caters a split-level open-plan living area, ideal for hosting gatherings, with expansive sliding doors opening to an outdoor entertaining space and a refreshing swimming pool. The modern kitchen is a culinary haven, equipped with Essa stone benchtops, high-quality appliances, and an expansive Butler's pantry for convenience. The five bedrooms include a spacious master suite with a walk-in robe and ensuite, four bedrooms with built-in robes, one with a private ensuite and outdoor access. Conveniently located within close proximity to blue ribbon schools, Equinox Precinct, John James Medical Centre and Deakin shops, everything is at your fingertips.

- \* Modern and contemporary family home
- \* Spacious formal living area with wood fireplace
- \* Open plan family and dining area with sliding doors opening to outdoor area and pool
- \* Modern kitchen with brass detailing, Essa stone benchtops, high quality appliances including double oven, gas cooktop and convection microwave
- \* Generous Butler's pantry
- \* Gorgeous upstairs master suite with huge ensuite and walk-in robe
- \* Three additional bedrooms, all with built-in robes, and fourth bedroom with ensuite
- \* Main bathroom with separate toilet
- \* Hydronic under-slab heating throughout living areas
- \* Three zoned reverse cycle air conditioning
- \* Two water tanks
- \* Outdoor entertaining area with woodfired pizza oven
- \* Gorgeous decked and swimming pool area
- \* Double glazed windows throughout
- \* Data cabled and smart-wired home
- \* Four zoned Sonos sound system throughout the home
- \* Chadwick window furnishings throughout
- \* Triple-car garage with automatic door and ample storage
- \* Proximity to Deakin shops, Canberra Grammar Schools, Alfred Deakin High School
- \* Walking distance to Equinox Precinct, including the John James Hospital

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