

**4 Barron Street, Deakin, ACT 2600**

LUTON

**House For Sale**

Tuesday, 28 November 2023

4 Barron Street, Deakin, ACT 2600

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 654 m2**

**Type: House**



Shane Hughes  
0261763425



Miriana Covic  
0261763425

## Forthcoming Auction

Oozing with character and charm, this beautiful Canberra red-brick 3-bedroom cottage is a 'must see' property. Positioned on a flat block of 654m<sup>2</sup> with lovely established gardens, put your own stamp on the home or move right in, offering the astute purchaser the opportunity to unlock and realise the tremendous value within. Happily, live here or rent out while you finalise your future plans. This home reflects all the charm that you would expect of a Deakin home of this era with high ceilings and sash windows. An updated kitchen and bathroom ducted gas heating and a northerly aspect to the rear, offers you everything you need for comfortable living. This prestigious location is within a leisurely walk to the Deakin shopping precinct and Girls' Grammar School and in close proximity to the Parliamentary Triangle, Calvary John James Hospital, Grammar Schools and Alfred Deakin High School, Early Childhood Centre and the Federal Golf Course. Features you will love: 3 Bedrooms Large living room with fireplace Update kitchen with dishwasher, and gas cook top Large bedrooms Oversized single garage with large laundry Carport for additional parking Canberra red brick Rent out or live in while you plan the home of your dreams Knock down re-build opportunity Walk to some of Canberra's finest schools Minutes to Deakin shops, Manuka, and Equinox Statistics: Living size: 112m<sup>2</sup> approx. Carport, Laundry, WC size: 22m<sup>2</sup> approx. Land Size: 654m<sup>2</sup> UV: \$1,110,000 (2023) Rates: \$1410 p/q approx.