

45 Stonehaven Crescent, Deakin, ACT 2600



House For Sale

Friday, 29 March 2024

45 Stonehaven Crescent, Deakin, ACT 2600

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 824 m2

Type: House



Josh Morrissey
0437799234



Austin Tetteh
0433945933

By Negotiation

What you see: Positioned only a few hundred meters walk to Canberra Girls Grammar straight across the park and a few hundred meters walk to Deakin shops, you are privately set back from the street behind established hedging and shaded pathways with a northerly view across the park that can be enjoyed with a cup of tea from your private balcony. The home has been tastefully updated keeping with the character of the original design, with soft neutral tones throughout, modernised with a new kitchen and bathrooms completing the versatile layout.

What you see: A turnkey lifestyle in the heart of Deakin.

See more: Renovated residence directly opposite parkland Private parcel of land with full hedging Chef's kitchen with stone island benchtop, walk in pantry, soft close drawers, glass splashback and ample storage Bosch and AEG appliances include dishwasher, induction cooktop and wall mounted combi-steam and pyrolytic oven Formal and informal living areas with integrated outdoor spaces Master bedroom with dressing room and ensuite Main bathroom and en-suite feature heated towel rails and underfloor heating Three additional bedrooms, two with built-ins Flexible floor plan with multiple living areas Ducted gas heating and three reverse cycle air conditioning units Fourth bedroom/study Laundry Timber and carpeted flooring throughout 240 bottle wine cellar 6.5kw solar system Electric hot water system Fully rewired with new switchboard and dimmable LED lighting in every room Security system including three wired-in wifi connected motion detector security cameras Courtyard with large gazebo for outdoor entertaining Single car garage with latest model Tesla EV charger and internal access Sprawling gardens with raised vegetable, garden beds and automatic irrigation system Close proximity to Red Hill Reserve Within 7 minutes' walk to the local Deakin shops and Double Shot cafe Within 8 minutes' walk to Canberra Girls Grammar Senior School Within 10 minutes' walk to Canberra Girls Grammar Junior School Within 4 minutes' drive to Canberra Grammar School Within 9 minutes' drive to Canberra CBD Total living: 230m² Garage: 32m² Block Size: 824m² EER: 2.0 Built: 1965 Rates: \$5,647 p.a (approx.) Rental appraisal: \$950 - \$1,000 p.w Land Tax: p.a \$10,615 p.a (approx.) UCV (2023): \$1,212,000 Disclaimer: 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.