

**49 Newdegate Street, Deakin, ACT 2600**

LUTON

**Sold House**

Thursday, 19 October 2023

49 Newdegate Street, Deakin, ACT 2600

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 565 m2**

**Type: House**



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## Contact agent

Nestled within leafy and secluded gardens the exterior of this character home has been freshly rendered and painted. Retaining much of its original charm accommodation includes a light-filled living and dining area, with open fireplace, flowing to the upgraded kitchen with a European laundry. The master bedroom suite has been extended and includes a window seat, with a leafy outlook, abundant built-in wardrobes, one with a study nook, and a large fully renovated ensuite with underfloor heating. There are two additional bedrooms both with French doors opening to the rear deck. Bedroom two includes a separate study area. The bathroom and separate toilet are conveniently positioned between bedrooms two and three. Set on a compact block of 565 m<sup>2</sup> (approx.) the rear deck, capturing all the northerly sun, is surrounded by lush plants and shrubbery providing privacy and a perfect spot to enjoy alfresco dining. This delightful home includes winding pathways and a glorious selection of plants and shrubs, including a variety of camellias and rhododendrons, providing splashes of colour throughout the year. Year-round temperature control will be enjoyed with ducted gas heating, an open fireplace in the living area, evaporative cooling and a reverse cycle air conditioner in the master bedroom. Overhead fans in the master and second bedrooms create a gentle airflow on hot summer nights. The home is in close proximity to the Deakin shopping precinct, Girls' and Junior Grammar Schools, the Grammar School, Deakin High School and Pre-School, Calvary John James Hospital, the Federal Golf Course and the Parliamentary Triangle. Features: Delightful three bedroom, two bathroom, home set on a 565 m<sup>2</sup> (approx.) block. Light-filled living and dining area with open fireplace. Upgraded kitchen with Bosch four burner hotplates, Bosch electric oven, Asko dishwasher and abundant cupboard space including a pantry with pull-out drawers. Spacious master bedroom with excellent built-in wardrobes (one with a study nook), a window seat with a leafy outlook, air conditioner and overhead fan. Large renovated ensuite including underfloor heating and heated towel rail. Two additional bedrooms both with French doors opening to the rear deck. Bedroom two includes a spacious study area with built-in shelving and desk. Bathroom and separate toilet ideally positioned between bedrooms two and three. Glorious rear deck with a northerly aspect surrounded by lush gardens. Beautiful gardens surround the home including a variety of camellias and rhododendrons. Ducted gas heating, evaporative cooling, open fireplace in the living room, reverse cycle air conditioner and overhead fan in the master bedroom, overhead fan in bedroom two. European laundry with built-in cupboard and shelving. Coat and linen cupboards. Close proximity to the Deakin shopping precinct, Girls' and Junior Grammar Schools, the Grammar School, Deakin High School and Pre-School, Calvary John James Hospital, the Federal Golf Course and the Parliamentary Triangle.