

74 Dominion Circuit, Deakin, ACT 2600



House For Sale

Saturday, 17 February 2024

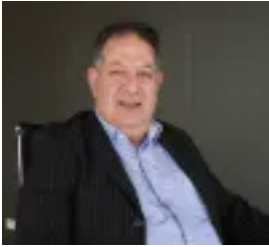
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Bedrooms: 5

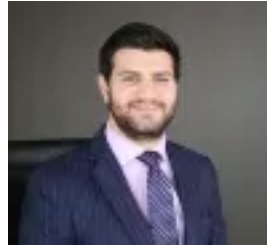
Bathrooms: 3

Parkings: 2

Type: House



Bill Lyrstakis
0262951600



Michael Lyrstakis
0262951600

By Negotiation

Indulge in the allure of this timeless residence & charming private gardens set the stage for contemporary elegance & refined living. Boasting five bedrooms & three bathrooms, this executive home seamlessly combines modern luxury w/ a classical aesthetic. Enter through a spacious entry hall featuring lovely Jarrah floors that extend through the Living spaces. Entertaining becomes a delight w/ expansive living areas flowing to substantial alfresco zones, destined to be the focal point for family gatherings. The well-appointed kitchen serves as the heart of the home, equipped w/ Miele appliances, a walk-in pantry, utility cupboard, casual meals space, & a convenient dry bar. French doors lead to a north-facing private portico, providing an ideal spot for morning coffee or a tranquil moment. The family room boasts a cozy freestanding gas fireplace & offers captivating views of the stunning designer swimming pool which adjoins the large pavilion w/ integrated heating. For more intimate occasions, the formal lounge & dining rooms exude classic refinement, featuring working fireplaces, sash windows, & a beautiful bay window in the formal region. Tucked away is a peaceful home office w/ its own private entrance & triple aspect overlooking the beautiful gardens. A large rumpus room, flooded w/ warmth & light from full-height picture windows, completes the living spaces. w/ quadruple aspect views & access to the rear yard, this versatile room is perfect for practical family living. Four ground-floor bedrooms cater to various lifestyle needs & service the hot tub & pool area. Ascend to the second floor to discover the palatial master suite in a TT Architecture-designed extension, featuring a large balcony w/ views, a lounge area, walk-in wardrobe, makeup table, & a spacious ensuite w/ bathtub. Highly convenient & just a leisurely stroll from the Parliamentary Triangle, esteemed Grammar schools, & vibrant Deakin shops. This residence epitomizes executive living at its best, offering a superb fusion of sophistication, functionality, & convenience. EER 0.5

Highlights Large 1,870m² corner block w/ established gardens
Elegant family home in blue-ribbon location
Alluring swimming pool & hot tub
Fabulous entertaining pavilion
Jarrah floor boards
Five living areas
Open-plan kitchen
Office/Study
2x open fireplaces
1x combustion wood heater & gas fireplace
Ducted R/C H+CU
Upstairs master suite w/ balcony, WIR & large ensuite w/ bath
Large double garage
Back-to-base alarm