

84 Empire Circuit, Deakin, ACT 2600

LUTON

House For Sale

Friday, 15 March 2024

84 Empire Circuit, Deakin, ACT 2600

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 2411 m2

Type: House



Richard Luton
0261763425



Sophie Luton
0261763425

Auction

Newly crafted renovations and finishes completed to perfection; this exquisite family residence effortlessly balances a striking design with Old Deakin Charm. The transformations compliment this resort style estate offering an Inner South holding of 2411m², full sized tennis court and an amazing inground swimming pool. Landscaped with privacy 84 Empire Circuit offers 180-degree panoramic views across Canberra taking in Parliament House, Black Mountain and beyond. Encompassing a total of five bedrooms including a separate downstairs one-bedroom studio with private access. The entire home boasts an abundance of light throughout. The amazing connection of the indoor/ outdoor space with the large front terrace to the rear with glass doors to the tennis court and swimming pool with an impeccable limestone paved feature terrace. The feature list goes on and on with rosewood timber flooring, award winning kitchen of the year in 2021, circular driveway and double automated garage with internal access. The blue-ribbon address of Old Deakin places it conveniently to the Parliamentary Triangle, Deakin Shops, Canberra Girls Grammar and Canberra Grammar, all walking distance. The rarity of large blocks with a tennis court or the ability is extremely limited. An exceptional offering that is rich in history, quality and inclusions in one of Canberra's most sought-after locales. Features: Premium old-Deakin location Circuit driveway, with off-street parking Landscaped, established gardens Old-Deakin charm paired with a timeless high-quality extensive renovation Light-filled living in all spaces Wainscot panelling Original cornice work Rosewood + chevron-laid timber floors Sash windows and French doors Designer lighting and Bankston Architectural door furnishings throughout High-spec residence with sophisticated, quality contemporary inclusions Bespoke materials used throughout Formal lounge and dining room with sliding door access to front entertainment deck Formal lounge with woodfire place and backlit bespoke dry bar Study off entrance Award winning Designer Kitchen with apron sink, Astra Walker aged brass tapware, AEG appliances, Talostone 'Super White' benchtops, plumbing for refrigerator, integrated Miele dishwasher, walk-in pantry Custom dining banquette with upholstered leather seating Family room with incredible views to Black Mountain Tower Powder room Rumpus room with window seat and custom joinery Master bedroom with deck access, walkthrough wardrobe and ensuite with rainfall shower Bedrooms two, three and four with built-in-ropes Designer luxury bathrooms with marble finishes throughout Spanish tiled Saltwater chlorinated heated swimming pool with limestone pool terrace Full-sized sand-grass tennis court with floodlights Motorised blinds to living areas and master suite Ducted three-phase reverse-cycle air conditioning separately zoned to every room High loop pile Australian Wool carpets Sonos sound system Underfloor heating to bathrooms and laundry Operable Velux louvre pergola system over front deck Extensive under-house wine storage and dry storage Double automated garage with custom mudroom and epoxy flooring Secure gardens - with excellent children's play area Mature gardens with dogwoods, wisteria, Japanese maples, olive and lemon trees and hedging framed by sandstone retaining walls Six-zone automated irrigation system Six camera hardwired Security System plus internal PIR motion sensors and door sensors Internal living area: 306m² approx UCV: \$3,300,000 approx Land Size: 2411m² approx Land Rates: \$13,596 approx EER: 3