

**21 Lawley Street, Deakin, ACT, 2600**



**House For Sale**

Wednesday, 21 August 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Comfy Deakin cottage on large 978m2 block

Opportunities are abundant here in this delightful sunny location in central Deakin. The home could easily continue to be an appealing rental or investment property. Alternatively, a sprawling 978m2 block offers a family the chance to spread out, update, perhaps extend, or build your dream home. Currently the 1960 cottage is warm and cosy, still carrying many of its charming features, including shiplap cladding to the kitchen and dining room and a quaint decorative red brick surround of the fireplace.

A good-sized living area is accessed from the dining room via glass stackable doors offering a light and airy room space with full-height picture windows which provide a triple aspect. Another set of double doors leads to the backyard, maximizing the indoor-outdoor functionality. The home benefits from being close to numerous attractions including multiple quality schools (such as Canberra Girls Grammar and Canberra Grammar School), the Deakin medical precinct and Canberra Hospital. The home is also favorably located just a short walk to the Deakin shops and Red Hill nature reserve and a 5-minute drive to the National Triangle or Woden Town Centre, close to public transport.

### FEATURES

- 978m2 block
- North to rear
- Extended 1960 cottage in leafy inner-south location
- Some original features
- Engineered timber floors to kitchen and dining
- Carpet to living
- Original timber floors to bedrooms
- Outdoor access from kitchen
- Electric cooktop, oven, dishwasher and breakfast bar to kitchen
- Built-in wardrobe to master
- Built-in wall of shelving to bedroom two
- Separate laundry
- Secure backyard
- Single garage