

24 Beauchamp Street, Deakin, ACT, 2600



House For Sale

Friday, 1 November 2024

24 Beauchamp Street, Deakin, ACT, 2600

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



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Belle Maison Backing Reserve & Capturing Terrific Views

Nestled on a serene, tree-lined street in the prestigious suburb of Deakin and backing onto a lush reserve, this residence provides a unique opportunity to live-in, renovate/extend or, knock down and build your dream home. Set on an 824sqm parcel, it offers sweeping views and prime access to Canberra's top-rated schools, terrific walking trails and renowned cafes.

Upon entry, you'll be greeted by a light-filled interior, with a seamless flow from the spacious living room to the dining area, opening to an inviting terrace. This outdoor space perfectly captures verdant views and glimpses of Black Mountain. Moving further inside, the generous kitchen offers ample storage, a built-in oven, stainless steel appliances, and beautiful views.

The home's layout is effortlessly convenient, with four generously sized bedrooms located on a single level. Two of the bedrooms feature built-in wardrobes, while a large bathroom and a separate powder room cater for the home.

The backyard is a true private retreat, adorned with vibrant flowers, mature trees, and plenty of entertainment spots that provide peace and privacy, along with direct access to the nature reserve.

Perfectly situated for convenience, this property offers easy access to a wealth of amenities. Nearby are award-winning restaurants, cafes, a supermarket, a gym, and the vibrant Kingston and Manuka precincts. Quality schools, including Girls' Grammar, Grammar, Junior Grammar, and Deakin High, are close by, along with childcare facilities. Healthcare needs are met with Calvary John James Hospital nearby. Outdoor enthusiasts will love being near Federal Golf Course, Red Hill lookout, and cultural sites like the Royal Australian Mint and the Parliamentary Triangle. Lake Burley Griffin and the City are just a short drive away for additional leisure options.

- * Tranquil, tree-lined street in Deakin, backing onto reserve
- * 824sqm parcel surrounded by mature, lush gardens
- * Four spacious bedrooms, large bathroom, and multiple living spaces
- * Natural light fills the home, enhancing its warm ambiance
- * Large formal living area opens to the formal dining and terrace
- * Well-appointed kitchen with stunning views and adjacent to the informal dining
- * Two of four bedrooms inclusive of built in robes
- * Spacious bathroom with a separate powder room for convenience
- * Double lock-up garage
- * Private, tranquil backyard with flowering gardens, mature trees, and reserve access
- * Prime location: 3 minutes to Deakin shops, 4 minutes to private hospitals, 15 minutes to Canberra's CBD

Rates: \$7,391pa (approx.)

Land Tax: \$16,272pa (approx.)

UCV: \$1,510,000 (2024)

EER: 1.5

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