

# 37 Gawler Crescent, Deakin, ACT, 2600

LUTON

## House For Sale

Friday, 4 October 2024

37 Gawler Crescent, Deakin, ACT, 2600

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Peter Carey

## **Elegant entertainers' home with views in prime location, short walk to shops and schools!**

Superbly situated in a premium location, this spacious and tastefully renovated home in a sought-after suburb offers open private views from the elevated position to the Brindabellas with spectacular sunsets, and to Black Mountain. The elegant and beautifully light-filled design has a contemporary edge, complemented by manicured hedging, enclosing richly planted gardens promising a beautiful display through spring and summer.

The floor plan is all that is desired for today's lifestyle, featuring generous formal and casual living areas, which flow seamlessly to extensive entertaining space and an inviting swimming pool, an impressive master suite, three secondary bedrooms and a study. Comfort is ensured by ducted gas heating and reverse cycle air conditioners to the family area and master bedroom.

Large picture windows are a stunning feature through the formal lounge/dining, filling the room with light and maximising the views to the Brindabellas and over glorious gardens. The dining area overlooks the inviting, solar heated swimming pool, with fountain and lighting adding a sparkle in the evenings. Striking hardwood parquet flooring extends through formal living, and a gas log fireplace in the lounge adds to cosy winter ambience.

The spacious casual living area is bathed in light from a celestial window with a northern aspect.

The large modern galley kitchen showcases a vast benchtop, Smeg 900 mm gas cooktop and oven, Miele dishwasher and a massive amount of storage. There is a servery connection to the formal dining room and large windows overlook the leafy courtyard.

Stacker doors provide seamless connection to the huge, private and sunny entertaining courtyard, guaranteeing this peaceful setting easily caters for gatherings on any scale.

The oversized master bedroom features picture windows framing the elevated glimpses to Black Mountain Tower, and generous storage is provided multiple wardrobes, while the light and bright ensuite features a granite vanity top.

High ceilings feature in all bedrooms and the three spacious secondary bedrooms offer built-in robes and restful garden views. The main bathroom offers a bath, shower and separate powder room, while the study or fifth bedroom is accessed from the family room. There is a large laundry and convenient internal access to the double garage.

Brick paved pathways wind through beautifully planted gardens, boasting rhododendrons, azaleas, roses and hellebores, together with grassy playspace. Many birds, including king parrots, Gang-Gangs and galahs visit, with fabulous displays of spring and autumn colour to be enjoyed in this 'garden suburb'!

The prime, peaceful location in a friendly neighbourhood is only a short walk to the Deakin shopping village, with coffee shops and restaurants, an IGA, pharmacy and professional suites. Canberra Girls Grammar Early Learning Centre, Junior and High Schools and a playground are within walking distance. Yarralumla shops, Alfred Deakin High School, local preschools, John James Hospital, medical suites, Parliament House, Barton offices and embassies are a short drive, while regular bus services connect to Woden, the City and Parliament House.

### **Key Features**

Spacious, tastefully updated, light filled home in premium location on block of approx. 834 m<sup>2</sup>

Open private views from elevated position to Brindabellas, spectacular sunsets and Black Mountain Tower

Short walk to Deakin shopping village, Girls Grammar School campuses and a large playground

Elegant semi-contemporary design has excellent street appeal, complemented by richly planted gardens promising a beautiful spring display

Modern floor plan featuring generous formal and casual living areas, which flow seamlessly to extensive entertaining

courtyard and an inviting swimming pool, an impressive master suite, plus four secondary bedrooms

Large picture windows are a stunning feature through the formal lounge/dining, filling the room with light and maximising the outlook to the Brindabellas and the inviting, solar heated, salt water swimming pool with fountain and lighting, professionally maintained

Striking hardwood parquet flooring extends through formal living, and a gas log fireplace adds cosy winter ambience

Comfort is ensured by ducted gas heating, and reverse cycle air conditioners to the family room and master suite

Light filled family room features a celestial window and stacker doors to entertaining space

The large modern galley style kitchen showcases a vast benchtop, Smeg 900 mm gas cooktop and oven, Miele dishwasher, a massive amount of storage

Huge, private and sunny entertaining courtyard easily caters for larger gatherings

The master suite enjoys elevated views to Black Mountain Tower, multiple wardrobing, and an ensuite with a granite vanity top

Three spacious secondary bedrooms and study/fifth bedroom offer built-in robes and garden views

Main bathroom features a sumptuous bath, a shower and separate powder room

Large laundry includes storage and internal access to the double garage with an auto panel lift door

Proximity to Yarralumla shops, Alfred Deakin High School, preschools, John James Hospital, medical suites, embassies, Parliament House, Barton offices and the City centre, with bus services to Woden, City and Parliament House

UV \$ 1,570,000

Rates: \$1,945.33 per quarter (approximately)