

47 Gawler Crescent, Deakin, ACT, 2600

LUTON

House For Sale

Friday, 11 October 2024

47 Gawler Crescent, Deakin, ACT, 2600

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Sophie Luton
0261763425



Richard Luton
0261763425

Superb property in a prime position

Location, location and location. On the doorstep of the Deakin Village Shops boasting an excellent IGA, Locale pizzeria, café d'lish and a host of other shops and amenities. Walk to both girls Grammar schools and a short drive to the Parliamentary Triangle, Canberra City and Woden Town Centre. A sensational free standing town residence with such an array of high-quality inclusions. The residence offers north facing living areas as well as the main bedroom suite also takes advantage of the northerly aspect. A well-equipped kitchen overlooks the family room that opens out onto sunny expansive courtyards on each side, providing exceptional indoor/outdoor living and entertainment. A total of four bedrooms, the 4th also perfect for another living area or home office with separate off-street access. Complete with a double garage with internal access. 47 Gawler Crescent is in immaculate condition and offers a superb, easy-care Inner South lifestyle. Features: North/westerly aspect filling the property in sun all day Prime position Walk to both Girls Grammer Junior and Senior Schools Opposite Deakin Shops with cafes, restaurants, Gym, IGA, Newsagency and more Immaculate condition Beautiful, lush, landscaped gardens and grounds wrap around the property Formal entrance way Formal dining room with double door access to outdoor terrace Formal lounge room Fourth bedroom or additional living space or home office with powder room Powder room x 2 Kitchen with stone benchtops, Bosch appliances including gas cooktop Meals/Family room both opening on either side to separate courtyards Internal courtyard perfect for private entertainment Front courtyard Front hedged grassed area Full laundry Double garage with internal access and automatic door Main bedroom with balcony and built-in-robies Ensuite with floor-to-ceiling tiles and separate bath and shower Bedrooms two with balcony and built-in-robies Bedroom three with built-in-robies Bathroom with floor to ceiling tiles, separate shower and bath and separate toilet LED lights Recently painted and carpeted Ducted closest split system air-conditioning Exceptional Inner South position EER: 4 Land size: 583m² approx Land Rates: \$1414 approx P/Q Living area: 219m² approx