

**47 Newdegate Street, Deakin, ACT, 2600**

**TIMOTHY R<sup>D</sup>**

**House For Sale**

Tuesday, 3 September 2024

47 Newdegate Street, Deakin, ACT, 2600

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## The Inner Sanctuary

The road home...

Step into a world where charm and grace intertwine with the rhythm of everyday life at 47 Newdegate Street, Deakin. This distinguished residence is more than just a house; it's a haven where family, love, and cherished memories come to life. Every corner of this beautiful home has been crafted with an eye for detail, inviting you to embrace the tranquillity that surrounds you.

Set in a tree-lined street and hidden behind a private courtyard wall, the front garden offers a tantalising glimpse of the elegance within. Mature plant life, in perfect harmony with the changing seasons, envelops the home in a serene embrace, promising peace and seclusion. As you enter, the formal living area greets you with a warm invitation to relax, unwind, and entertain in style. This space, generous in its proportions, is perfect for hosting gatherings or simply enjoying a quiet evening at home.

The heart of the home, a renovated galley kitchen, is a culinary enthusiast's dream. With quality appliances, stone bench tops and ample storage space, it seamlessly connects to the family/meals area, making everyday living both effortless and enjoyable.

The master suite is a true retreat, offering a walk-in robe and a beautifully appointed ensuite that invites you to rest and rejuvenate. Two additional bedrooms, equally well-proportioned, share a generous main bathroom with modern touches that ensure comfort and convenience for all.

A dedicated home office provides a quiet space for work or study, with the flexibility to convert into a fourth/guest bedroom if needed. This versatility makes the home as practical as it is beautiful, catering to your changing needs over time.

The road ahead...

Step outside to discover the enchanting covered rear deck, a perfect setting for entertaining family and friends. Overlooking the lush lawn and picture-perfect garden, this outdoor space is a true extension of the home, offering a seamless blend of indoor and outdoor living.

Additional features include a rear garden shed, double carport with automatic door, ducted heating, an evaporative cooling system, under floor heating to kitchen, bathroom and ensuite, ensuring year-round comfort and convenience.

Located within close proximity to Deakin and Yarralumla shops, the Parliamentary Triangle, Calvary John James Hospital, and the Federal Golf Course, this home also offers access to some of Canberra's most prestigious schools, including Canberra Grammar, Girls Grammar, and Alfred Deakin High School.

At 47 Newdegate Street Deakin, your heart will find a home, and your life will find a new rhythm of convenience and inclusion. Embrace the opportunity to make this enchanting residence your own.

Quality features include...

- \* Nestled in a stunning tree-lined street
- \* Beautiful living accommodation
- \* Renovated kitchen features stone bench tops, quality appliances and ample storage
- \* Renovated bathroom and ensuite
- \* Three generous bedrooms, plus a study which could be converted to a fourth/guest bedroom
- \* Ducted gas heating

- \* Ducted evaporative cooling
- \* Under floor heating to kitchen, bathroom and ensuite
- \* Covered rear deck
- \* Front courtyard
- \* Landscaped grounds
- \* Rear garden shed
- \* Double carport with automatic roller door
- \* Security system
- \* Disability friendly
- \* Located within close proximity to Deakin and Yarralumla shops, the Parliamentary Triangle, Calvary John James Hospital, Federal Golf Course, Canberra Grammar, Girls Grammar, and Alfred Deakin High School.

Residence: 156.02m<sup>2</sup> (approx.)

Carport: 33.15m<sup>2</sup> (approx.)