

**50 Beauchamp St, Deakin, ACT, 2600**



**House For Sale**

Thursday, 12 September 2024

50 Beauchamp St, Deakin, ACT, 2600

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Louise Harget

## Expansive Views in Prime Location

Situated in a prestigious dress circle location this property presents a compelling opportunity not to be overlooked. Nestled against Red Hill reserve, it enjoys a north-facing aspect that offers breathtaking views encompassing Black Mountain, the Arboretum, and Lake Burley Griffin, creating a picturesque and tranquil setting.

Set on an expansive 1743sqm block, discreetly positioned away from the street, this home boasts a plethora of desirable attributes. The five-bedroom ensuite residence seamlessly blends family comfort with ample space, providing a peaceful retreat shielded from main roads, thereby enhancing privacy for its occupants. While retaining its original charm, the interior features spacious living areas, abundant storage, large picture windows framing scenic views, an updated kitchen, and a delightful outlook onto the surrounding gardens.

Adding further allure is the self-contained lower retreat, which includes a one-bedroom flat complete with an ensuite and kitchenette. This versatile space is ideal for teenagers, extended family members, or could serve as a lucrative rental unit, offering potential supplementary income.

Exuding the charm of Canberra's Inner-South, this property represents a unique prospect for growing families or investors alike. It offers convenient access to Red Hill with its network of walking and cycling trails and is within close reach of Deakin and Yarralumla shops, Manuka Village, Lake Burley Griffin, as well as reputable private and government schools. The combination of location and lifestyle opportunities makes this residence truly unparalleled.

### Features

- \* 5-bedroom, 3 bathroom multigenerational home
- \* 1,743sqm of land, 282sqm of internal living
- \* Segregated formal living and dining areas
- \* 1 bedroom self-contained flat with ensuite, kitchenette and separate electricity meter
- \* Close proximity to Deakin shops, established schools, Woden Centre and the City

EER: 1.0

Land Size: 1,743sqm

Living Size: 282sqm

Rates: \$9,877pa (approx.)

Land Tax: \$22,417pa (approx.)

UCV: \$2,000,000 (2023)

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