

**50 Newdegate Street, Deakin, ACT, 2600**

LUTON

**House For Sale**

Thursday, 1 August 2024

50 Newdegate Street, Deakin, ACT, 2600

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Family Friendly Accommodation

This charming light-filled four bedroom, two bathroom, family home is within easy strolling distance to the Deakin and Yarralumla shopping precincts and in close proximity to Grammar Schools, Alfred Deakin High School and Calvary John James Hospital. With lots of space and a great location, this home may tick many of the boxes on your wish list!

Accommodation includes a living room flowing to the sunny dining room. The well-proportioned family room, featuring Plantation shutters, flows to the rear terrace and garden, a great area for large family gatherings and outdoor entertaining. The spacious kitchen includes abundant cupboard space with a meals area adjacent. Located at the rear of the home is the segregated master bedroom with built-in wardrobe and ensuite. There are three additional bedrooms, each with large wardrobes. If soaking in a bath filled with bubbles, some candles creating a lovely ambience and a glass of wine in hand, is your idea of relaxation, then you will love the main bathroom featuring a sunken bath with a leafy outlook. Year-round temperature control will be enjoyed with ducted gas heating, evaporative cooling and reverse cycle air conditioners in the family room and master bedroom. Car accommodation includes a large double garage, carport and off-street car park. The front and rear gardens are beautifully maintained and include a variety of plants and shrubs and offer lots of space for children's outdoor activities.

Features

- Light-filled four bedroom, two bathroom, home set on a 746 m<sup>2</sup> block
- Living room and separate dining area
- Spacious family room featuring Plantation shutters and garden access
- Well-proportioned kitchen with abundant cupboard space, Smeg 3 burner gas, 1 electric cooktop, Chef electric oven and separate grill, Fisher & Paykel two drawer dishwasher
- Meals area adjacent to the kitchen with built-in cupboard
- Segregated master bedroom with built-in wardrobe and ensuite
- Three additional bedrooms all include large wardrobes, bedroom three includes bookshelves, bedroom four includes desk and hutch
- Main bathroom with sunken bath and garden outlook, separate toilet
- Separate laundry with Fisher & Paykel washing machine, Electrolux dryer and built-in cupboard
- Timbermax Tasmanian Oak floors in the living and dining area
- Ducted gas heating, evaporative cooling, reverse cycle air conditioners in the family room and master bedroom
- Delightful front and rear gardens
- Rear paved terrace with outdoor table and six chairs, perfect spot for outdoor entertaining
- Double garage, single carport and additional off-street carpark
- Two garden sheds
- Rinnai continuous hot water
- Automated inground sprinklers and drippers
- Strolling distance to the Deakin and Yarralumla shopping precincts, close proximity to Grammar Schools, Alfred Deakin High School, Calvary John James Hospital, the Federal Golf Course, the Parliamentary Triangle and two bus stops