

**72 National Circuit, Deakin, ACT, 2600**



**House For Sale**

Monday, 14 October 2024

72 National Circuit, Deakin, ACT, 2600

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



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## Elegant and Prestigious Dress-Circle Residence

Positioned adjacent to the Prime Minister's Park, this charming, single-level cottage sits gracefully within meticulously manicured gardens. Situated on an expansive 2016sqm allotment on the prestigious, tree-lined National Circuit, this dress-circle residence is character filled and presented with ornate features throughout.

The street presence, striking, with a semi-circular driveway hinting at the grandeur that lies beyond. As the red bricks guide you past the well-kept gardens, and into the home, a sense of spaciousness conveys through the high ceilings. Elegance and charm, uniform throughout. The spacious living and dining rooms exude sophistication, while the additional sitting room is anchored by a beautiful period fireplace, offering a cozy retreat for intimate gatherings. A library or fifth bedroom to the left of the main entrance enjoys the front-facing spaces, along with all rooms on this wing. The private family room, bathed in natural light, connects seamlessly to the kitchen, making it the heart of the home. An updated kitchen finished with stainless steel appliances, ample storage and access to the rear of the home.

Accommodation is generous and well-conceived, with five spacious bedrooms across the home, all enjoying either large built-in or walk in robes. The segregated primary suite features a walk-through robe leading you to the ensuite. The secondary suite looks out to the pool whilst accommodating a built-in robe along with an ensuite. The other three bathrooms provide attention to design with ornate cornice, and sash windows befitting the overall ambiance of the property. A bathroom services the rest of the home adequately.

Stepping out to the rear of the home from one of many access points, the charm continues. A sprawling terrace invites alfresco dining, while the full-sized pool and rolling lawns beckon for summer gatherings with family and friends. The tall trees and picturesque gardens, manicured in a way where a lovely outlook from every window is guaranteed all year round. The property also features a four-car garage, complete with a temperature-controlled wine cellar and expansive storage space beneath.

A remarkably private home yet convenient location, in close proximity to the Parliamentary Triangle, top-tier blue ribbon schools, charming boutique shopping, and exceptional restaurants and cafes, makes it an exclusive sanctuary. This rare offering is a testament to both its enduring quality and the enviable lifestyle it provides in one of Canberra's most sought-after locales.

- \* Five/four bedroom, three-bathroom character home
- \* Sunny and private land parcel, over 2016sqm parcel
- \* Opposite to the Prime Ministers park
- \* Multiple formal/informal living areas
- \* Excellent neighbourhood security
- \* Updated kitchen inclusive of stainless steel appliances, ample storage and rear access
- \* Sash windows/doors throughout
- \* Ornate features keeping the charm of the home
- \* Primary bedroom inclusive of walk-through robe and ensuite
- \* Secondary bedroom inclusive of built-in robe and ensuite
- \* Immaculate grounds complimented by mature manicured gardens
- \* Large four car garage (13x8m)
- \* Climate controlled wine cellar apx 6m x 7m, plus excellent storage under garage
- \* Full-sized concrete pool
- \* Semi-circular drive – ample off street and secure car accommodation
- \* Ducted gas heating throughout the house
- \* Automated in-ground sprinkler system
- \* Back to base security system
- \* Paul Tilse plans for a substantial renovation/extension

Rates: \$15,771pa (approx.)  
Land Tax: \$37,088pa (approx.)  
UCV: \$2,982,200 (2024)  
EER: 1.5

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