

**1/63 Newdegate St, Deakin, ACT, 2600**



**Townhouse For Sale**

Thursday, 18 July 2024

1/63 Newdegate St, Deakin, ACT, 2600

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Executive Living in a Central Locale

With perfect position in one of Canberra's most highly prized suburbs, just minutes from local shops and quality schooling, as well as enjoying great proximity to Red Hill Nature Reserve, The Parliamentary Triangle, Canberra City, Manuka, and Kingston, this light-filled townhouse will impress you with both its welcoming ambiance and ultra convenient locale.

Living is open plan and well connected, featuring a living space that opens out to the private rear courtyard, as well as dining that connects to an alfresco entertaining deck. The kitchen sits centrally and is a great size for entertaining, boasting stone benchtops, all-electric cooking, dishwasher, tiled splashbacks, and plenty of storage throughout.

Upstairs the main suite enjoys a large walk-in robe and ensuite, complete with a stone top timber vanity with good storage, a frameless shower and two-tone tiling, with the main bathroom finished in the same style, with the welcome addition of a bathtub, servicing the two additional bedrooms, both with built in robes. A good -sized internal laundry as well as a double remote control lock up garage complete this quality offering, all conveniently located in a highly desired and family friendly pocket of ever popular Deakin.

- \* 3 bedrooms, 2 bathrooms and 2-car lock up garage with internal entry
- \* Boutique development of only 8 town homes
- \* Spacious open plan living opening out to an immaculate and private courtyard, and dining that flows out to rear entertaining deck
- \* Large central kitchen with stone benchtops, all-electric cooking, dishwasher, tiled splashback, and plenty of storage throughout
- \* Large main bedroom with walk-in robe and ensuite featuring stone top timber vanity, frameless shower and two-tone tiling + 2 additional bedrooms, both with built-in robes
- \* Main bathroom with bathtub, separate shower and stone top timber vanity with plenty of storage
- \* Ducted reverse cycle air conditioning
- \* Double glazed windows upstairs
- \* Ducted vacuum system
- \* Double remote control lock up garage with internal entry + large internal laundry + powder room downstairs

Internal Size: 192sqm

Body Corporate: \$1,497pq (approx.)

Rates: \$5,575pa (approx.)

Land Tax: \$8,573pa (approx.)

EER: 4.5

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