

**13 Chermside St, Deakin, ACT, 2600**

LUTON

**House For Sale**

Thursday, 24 October 2024

13 Chermside St, Deakin, ACT, 2600

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Geraldine Collison

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## Inner South Gem - RZ2 Block

Nestled behind a lush Pittosporum hedge this character home offers a wealth of possibilities. Located just steps from the Deakin shops, it's ideal for those looking to build their dream home in a prime location. Set on a generous 761m<sup>2</sup> (approx.) RZ2 block, the property offers flexibility to build one or two dwellings, depending on your vision. Alternatively, the current home retains much of its original charm, providing flexible family living. The entrance foyer opens to the gracious living and dining area with polished boards creating a warm and welcoming ambience. Double doors open to a cosy family room that flows onto a large deck, perfect for outdoor entertaining. The expansive kitchen, with plenty of room for future updates, leads to a separate laundry. For those seeking additional accommodation, a large "bedsit" at the rear of the home offers independent living space. Complete with a living and meals area, bedroom, kitchenette, and French doors opening to the rear deck, it's ideal for elderly family members, teenagers or carers. The home also features two additional bedrooms, including a master bedroom with ensuite. The front garden is filled with roses and lavender, while the backyard provides plenty of space for children to play in a safe environment. Comfort is assured year-round with ducted gas heating, evaporative cooling and a reverse cycle air conditioner in the bedsit area. The location is superb – just a leisurely stroll to the Deakin shopping precinct, Deakin/Forrest Pre-School and Girls' and Junior Grammar Schools. It's also within easy biking distance to Canberra Grammar School and close to Calvary John James Hospital, the Federal Golf Course, Deakin High School and the Parliamentary Triangle. Features Charming light-filled family home situated on a RZ2 block of 761 m<sup>2</sup> (approx.) Light-filled spacious living and dining area Cosy family room flowing to the rear deck Old-fashioned large kitchen – ripe for renovation, appliances include Bosch electric wall oven and separate grill, Chef electric four burner cooktop, Bosch dishwasher Bedsit at the rear of the home – includes bedroom, living, meals area and kitchenette with Daewoo mini fridge, abundant cupboard space including pantry Master bedroom with built-in wardrobe and ensuite Bedroom two with built-in wardrobe Bathroom and separate toilet Large laundry with outside access Spacious rear deck, perfect spot for outdoor entertaining Coat and linen cupboard Ducted gas heating, evaporative cooling and reverse cycle air conditioner in the bedsit area Double garage, plus an additional roller door halfway down the driveway giving added security Leisurely stroll to the Deakin shopping precinct, Deakin/Forrest Pre-School and Girls' and Junior Grammar Schools Close proximity to Canberra Grammar School, Calvary John James Hospital, the Federal Golf Course, Deakin High School and the Parliamentary Triangle