

**88 Empire Circuit, Deakin, ACT, 2600**



**House For Sale**

Friday, 9 August 2024

88 Empire Circuit, Deakin, ACT, 2600

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**

## Premium lifestyle in blue chip location at number 88.

### What you see:

With an elevated north facing position, this expansive family home covers an impressive 348m<sup>2</sup> of internal living completing a spacious, and versatile floor plan all set on a palatial 1762m<sup>2</sup> parcel of land. Metres walk to Canberra Girls Grammar and minutes drive into the city, this home offers a premium lifestyle in a blue chip location. Recent updates to the home provide a turnkey opportunity to move in with nothing left to do.

### What you see:

Unrivalled location with easy access to premium schools and local amenity, just a short walk away.

### See more:

Fully renovated residence with circular drive-way

Chef's kitchen with Quantum Quartz Grande Statuario benchtops including waterfall island benchtop, pantry, blum servo-drive cabinetry, integrated drawers, glass splashback, undermount double sink and ample storage

Appliances include gas stove, oven, integrated dishwasher and Leica rangehood made in Italy

Flexible floor plan includes segregated northerly appointed casual and formal dining and living spaces with direct access to private deck and views to black mountain

Integrated indoor/outdoor entertaining with a terrace and solar heated in-ground swimming pool

North-facing master bedroom with direct access to private balcony, walk-in robe and ensuite with dual vanity, bath and under tile heating

Two additional bedrooms with built-ins

Fourth/guest bedroom includes an ensuite

Fifth bed/loft with walk-in robe, ensuite and a bath

Main bathroom with ample storage, spa bath and underfloor heating

Hardwood Tasmanian Oak Timber and carpeted flooring throughout

Ducted reverse cycle heating and cooling

Multiple split systems air conditioners installed in lounge room, master bedroom and loft

Slow combustion fire-place in lounge room

Separate laundry/powder room with external access

French doors

Three phase power

Linen cupboards

Established and private gardens with full hedging

Instantaneous gas hot water

Large in-ground swimming pool for year round swimming includes an electric heat pump, heating via solar and large commercial electric heater

Double car garage with additional 60m<sup>2</sup> (approx.) of ample subfloor storage and external access

Within 5 minutes walk to Canberra Girls Grammar School Junior School

Within 8 minutes walk to Canberra Girls Grammar Senior School

Within 3 minutes drive to Local Deakin Shops and Double Shot cafe

Within 4 minutes drive to Calvary John James Hospital

Within 5 minutes drive to Canberra Grammar School

Within 9 minutes drive to Canberra CBD

Total living: 348m<sup>2</sup>

Garage: 62m<sup>2</sup>

Block Size: 1762m<sup>2</sup>

EER: 1.5

Built: 1952

Rates: \$12,034 p.a (approx.)

Rental appraisal: \$1,300 - \$1,400 p.w

Land Tax: p.a \$23,985 p.a (approx.)

UCV (2023): \$2,900,000

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