







428/2 Grose Street, Deakin

Penthouse Living in Deakin's Prestigious Inner South and Embassy Enclave

Crowning the tightly held Ambassador complex, this exceptional executive penthouse presents a rare fusion of scale, privacy and sophisticated design within one of Canberra's most exclusive Inner South addresses.

Set within Deakin's highly regarded diplomatic precinct, surrounded by embassies, government residences and blue chip homes, the setting offers a discreet and secure lifestyle where privacy is second nature and prestige is assured.

Occupying a prized corner position, the residence is distinguished by its expansive wraparound balcony extending the full length of one side of the apartment. This remarkable outdoor retreat has been thoughtfully curated for both grand entertaining and quiet relaxation, featuring an outdoor kitchen, multiple seating zones and generous space to host gatherings of any size.

From its elevated vantage point, the home commands sweeping views across some of Canberra's most iconic landmarks, including

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FOR SALE
EOI - Closing 4pm 11th November

VIEW
By Appointment

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the Arboretum, lake views, Telstra Tower, Black Mountain and the Brindabella ranges Parliament house. Floor to ceiling glazing draws in abundant natural light, creating an immediate sense of openness and connection throughout the interiors.

Inside, the residence balances refined elegance with everyday functionality. Two separate living areas offer flexibility with real timber brush box flooring for formal and informal living, complemented by both formal and casual dining zones. The kitchen is beautifully appointed with stone benchtops, premium European appliances and a layout designed to support both daily living and effortless entertaining.

Accommodation is intelligently zoned with privacy and comfort and is fully air conditioned. The master suite is privately positioned, capturing elevated views and featuring a walk through robe and a luxurious ensuite complete with full sized bath, separate shower and separate toilet. Two additional well proportioned bedrooms are serviced by multiple bathrooms, ideal for family, guests or executive living. A discreet study nook provides a practical and quiet work from home solution.

Liveability is further enhanced by a full sized laundry, abundant internal storage, and an exceptional secure 2.5 car lock up garage. This oversized garage offers extensive additional storage. Garage offers access to a common property power outlet, with provision for EV or hybrid charging.

The Ambassador is renowned for its strong owner occupier community, beautifully landscaped grounds and premium resident amenities, including private lounge spaces, kitchen and dining facilities, and meticulously maintained communal gardens. High levels of security and discretion add to the complex's enduring appeal.

Despite its peaceful, setting, Deakin's everyday conveniences are less than 100 metres away, with some of the Inner South's best coffee shops, restaurant, gym, barber, grocery shopping and bus stops all close at hand. Woden and Civic are just minutes away.

A penthouse of this scale, quality and calibre is rarely offered in Deakin. This is a onetime only opportunity.

Features:

- True penthouse position crowning a tightly held, premium complex
- Expansive wraparound balcony with breath taking panoramic views across the arboretum, Telstra Tower, glimpses of lake Burley Griffin, Black Mountain, the Brindabella Ranges and Parliament house
- Purpose designed outdoor kitchen with multiple seating zones and outstanding entertaining capability
- Two separate living areas allowing for both formal refinement and relaxed everyday living
- Dedicated formal and casual dining spaces ideal for hosting and family life
- Designer kitchen finished with stone benchtops and premium European appliances
- Light filled interiors with excellent natural flow and seamless indoor outdoor connection
- Privately positioned master suite with elevated outlooks, walk through robe and luxury ensuite featuring full sized bath, separate shower and separate toilet
- Two additional generously proportioned bedrooms, ideal for family, guests or executive accommodation
- Multiple beautifully appointed bathrooms and separate toilets for added convenience
- Thoughtfully positioned study nook providing a quiet and practical work from home space

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- Full sized laundry complemented by excellent internal storage
- Exceptional secure 2.5 car lock up basement garage with extensive additional storage
- Common property garage GPO available; suitable for EV/hybrid charging
- Intercom entry, lift access and a highly secure building environment
- Premium resident facilities including private lounge spaces, kitchen, dining areas and landscaped common gardens
- On site building management and a strong owner occupier community, enhancing long term appeal and security
" Unmatched convenience less than 100 metres to Deakin Shopping village well facilitated with cafés, restaurants, gym, Pilates, newsagent, Pharmacy, florist, barber, grocery shopping, and transport to Woden and Civic minutes away.
- Easy access to nearby public transport options, with regular bus services connecting to the City, Parliamentary Triangle and surrounding Canberra suburbs.

Key Figures: (approximations)
EER: 3
Rates: $1,082pq
Strata: $7,564.56pq
Internal Living: 243sqm
Outdoor Living: 130sqm
Year Built: 2011
Rental Estimate: $1,200pw - $1,400 pw

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.







MORE DETAILS

Property ID	1UNWFMF
Property Type	Apartment
EER	3
Including	Study
	Intercom
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Liveability

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