

## Deakin, 12 Hopetoun Circuit

Exceptional location with enormous potential.

Auction Location: On Site

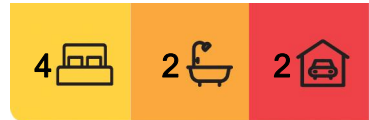
Discover your next family sanctuary in the heart of one of Canberra's most sought-after suburbs. This classic 4-bedroom residence at 12 Hopetoun Circuit, Deakin, offers an unparalleled blend of character, modern comfort, and unlimited potential on a generous 660m<sup>2</sup> block. Built in 1955, this home has stood the test of time and now presents an exciting opportunity for those looking to create their ideal family haven.

Nestled in a prime position, this property boasts unbeatable convenience with Deakin shops just steps away, a mere 6-minute drive to Woden Town Centre, and only 10 minutes to Canberra City Centre. The location is perfect for families, with proximity to prestigious schools and easy access to the beautiful Red Hill Nature Reserve.

The home's thoughtful layout caters to various lifestyles, featuring a separate formal



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### For Sale

Auction: Saturday 2nd November, on site at 1pm

### View

[ljhooker.com.au/1TQRFMF](http://ljhooker.com.au/1TQRFMF)

### Contact

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lounge perfect for quiet relaxation or entertaining guests. The open plan living and dining area, complete with a cozy open fireplace, provides an ideal space for family gatherings. Culinary enthusiasts will appreciate the well-appointed kitchen, equipped with a gas cooktop, electric oven, and Asko dishwasher, offering ample space for creativity.

With four bedrooms, including a main with a renovated ensuite, the home ensures privacy for all family members. The second bathroom, featuring a bathtub, shower, and separate toilet, adds convenience for busy households. Elegant high ceilings throughout create a sense of space and grandeur, while the predominantly timber floors in living areas add warmth and character.

Embrace the indoor-outdoor lifestyle Canberra is known for with north-facing gardens, perfect for green thumbs and outdoor enthusiasts. A garden shed provides convenient storage for tools and equipment, while water tanks support sustainable garden maintenance. The property also features a double garage complete with automatic doors with an additional storeroom, keeping your home clutter-free and offering ample off-street parking.

This Deakin gem offers the perfect blend of location, character, and potential. Whether you're looking to move in and add your personal touch over time or embark on a full renovation project, this property provides an exceptional foundation for creating your dream family home in one of Canberra's most desirable suburbs.

Don't miss this rare opportunity to secure your place in Deakin's thriving community. Contact us today to arrange a viewing and start envisioning the possibilities this charming home holds for your family's future.

- \*4 bedrooms, main with renovated ensuite
- \*Separate lounge room
- \*Open plan living and dining area with fireplace
- \*Gourmet kitchen with gas cooktop, electric oven, and Asko dishwasher
- \*Double glazing in the front windows
- \*Timber floors in the living areas
- \*Double garage with additional storeroom
- \*Split system heating and cooling in the main bedroom
- \*North-facing gardens
- \*Adjacent to Deakin shops
- \*6-minute drive to Woden shops
- \*10-minute drive to Canberra centre

**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.



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## More About this Property

<b>Property ID</b>	1TQRFMF
<b>Property Type</b>	House
<b>House Size</b>	188.6 m <sup>2</sup>
<b>Land Area</b>	660 m <sup>2</sup>
<b>EER</b>	1
<b>Including</b>	Courtyard Floorboards Built-in-Robes

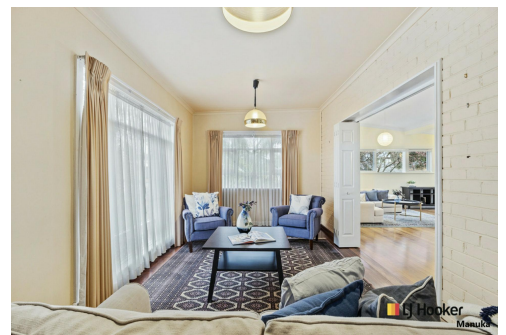
**Stephen Thompson 0418 626 254**

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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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