







19 Gormanston Crescent, Deakin

# More space. More light. Less upkeep and More lifestyle upgrade

Four bedrooms, three bathrooms and a double remote garage on a low-maintenance block - a combination that rarely comes up in Deakin in this market. Updated throughout and ready to move into. Properties of this caliber always attract strong interest and will continue to over the years.

Ready for a genuine lifestyle upgrade or downsizing to single level? This is a home that delivers more of what matters: more space, more light, and more connection to everything you love about Canberra's Inner South. With four bedrooms, multiple living areas and superb indoor-outdoor flow, it's a home designed for modern family life. Canberra's best schools, cafés and shopping all close by, making everyday life refreshingly easy.

Light-filled living, effortless entertaining: Bathed in north easterly aspect sunshine, the formal lounge and dining room, complete with gleaming hardwood floors, a gas log fire and enclosed terrace, create a warm and inviting retreat. The open-plan family living and meals area is bright, spacious and perfectly balanced for busy family life. At

4 3 2

**FOR SALE**
$1,770,000+

**VIEW**
By Appointment

**AGENTS**

Sally McCallum
0410 835 087
sally.mccallum@ljhooker.com.au

Andrew Curren
0424 288 717
Andrew.curren@ljhooker.com.au

**AGENCY**

LJ Hooker Tuggeranong
(02) 6189 0100

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its centre, the entertainer's kitchen boasts a huge island, 40mm stone benchtops, quality appliances and generous storage. Sliding doors open to the tiled courtyard which is a beautiful setting for long lunches, family celebrations and relaxed weekends.

Private spaces for the whole family: The rear of the home is a peaceful retreat, with a spacious master suite opening to the courtyard, plus a walk-through robe and ensuite with double vanity, heated floors and towel rails. A sun filled fourth bedroom and luxurious bathroom with spa bath complete the rear. At the front, two more bedrooms and a third bathroom add even more space.

The Inner South lifestyle: Deakin is one of Canberra's most central and prestigious suburbs. Alfred Deakin High and Yarralumla Primary are within walking distance, with both Grammar schools close by. Deakin, Yarralumla and Curtin shops are nearby, Manuka Village is minutes away, and Woden, Barton, and the city are less than a 10-minute drive. Downsizers or families ready for a genuine lifestyle move, this home delivers exceptional light, generous space, effortless entertaining and an outstanding Inner South address.

Buying in a suburb like Deakin and in a street like this one, does not come around often. Put your best offer forward as now is the perfect time to upgrade when the changeover costs are lower. Don't miss out, take the next step and get in touch today.

Why you'll love it
- Spacious four-bedroom, three-bathroom home with exceptional light in premium Deakin
- Formal lounge and dining with gas fireplace, hardwood floors and enclosed terrace
- Huge open-plan family living and meals area opening to outdoor entertaining deck with awning
- Entertainer's kitchen with 40mm stone benchtops, huge island, gas cooktop, oven and dishwasher
- Master suite with walk-in robe, ensuite with double vanity, underfloor heating, heated towel rails
- Three more bedrooms, two with built-in robes, plus third that's perfect for kids, study or guests
- Large family bathroom with spa bath and underfloor heating at the rear of the house plus another bathroom at the front.
- Large separate laundry and an abundance of storage throughout
- Double remote garage with internal access and rear roller door
- Ducted heating and cooling throughout, instant hot water
- Low maintenance gardens with thriving veggie patches, flower beds and watering system
- Walking distance to two future light rail stops in Kent St and Hopetoun Circuit
- Close to great schools, a multitude of local shops, Parliamentary precinct, Woden and the city
- Living: 215m2
- Garage: 40m2
- Land: 591m2
- Major extension and renovation: 2007
- Rates: $1,488 per quarter
- Land Tax $11,021 per year (If applicable)
- EER: 3 stars

Disclaimer:
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ensure this property meets their individual needs and circumstances.

## MORE DETAILS

| | |
|---|---|
| Property ID | D07HQH |
| Property Type | House |
| House Size | 255 m2 |
| Land Area | 591 m2 |
| EER | 3 |
| Including | Air Conditioning<br>Courtyard<br>Dishwasher<br>Secure Parking<br>Remote Garage |

**Sally McCallum 0410 835 087**
Sales Consultant | sally.mccallum@ljhooker.com.au
**Andrew Curren 0424 288 717**
Principal / Franchise Owner | Andrew.curren@ljhooker.com.au

**LJ Hooker Tuggeranong (02) 6189 0100**
Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street
tuggeranong.ljhooker.com.au | tuggeranong@ljhooker.com.au











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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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