






46 Fergusson Crescent, Deakin

## A Private Mid-Century Sanctuary with Elevated Outlook

Positioned within one of Deakin's most desirable and tightly held pockets, 46 Fergusson Crescent presents a rare opportunity to secure a beautifully maintained mid-century modern residence, where timeless architecture meets thoughtful contemporary enhancement.

Privately set behind established greenery, the home reveals a peaceful and welcoming setting, complemented by a beautifully landscaped outdoor area with paved entertaining spaces designed for relaxed gatherings and everyday enjoyment. From its elevated position, the home captures lovely outlooks across to the Stromlo Valley, adding to its sense of tranquillity and connection to the landscape.

Showcasing hallmark mid-century design elements, the residence features warm timber tones, exposed original ceiling details and clean architectural lines that highlight its enduring character. Inside, the home has been carefully updated to enhance both comfort and functionality, with fresh carpets, engineered timber flooring in the kitchen and a cohesive palette that balances charm with modern ease.

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**FOR SALE**  
\$1,690,000 - \$1,890,000

**VIEW**  
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The brand-new kitchen forms a central hub of the home, appointed with quality appliances including an electric cooktop and oven, complemented by a tiled splashback and excellent storage. Flowing seamlessly into the adjoining living areas, it creates a practical and inviting space for daily living and entertaining.

Accommodation is generous and well-considered, with all bedrooms featuring built-in robes. The primary suite is a true retreat, complete with a walk-in wardrobe, dedicated study and its own private living space-offering flexibility for growing families or those seeking additional separation.

The main living area is enriched by a full-length timber sideboard and striking outlooks, while wall lighting throughout the home enhances its warmth and ambience. Year-round comfort is ensured with ducted heating and reverse cycle cooling.

Downstairs, a substantial under-house area provides further versatility, offering extensive storage and exciting potential for future use, whether as a workshop, studio or additional entertaining space.

Blending character, comfort and future potential, this is a compelling offering in one of Canberra's premier inner-south suburbs, ideally located close to Canberra Girls Grammar School, Canberra Grammar School, Deakin Pre-School, Deakin Shops and the Parliamentary Triangle, with easy access to the City and Woden.

#### Features:

- Well-maintained mid-century modern home in prime Deakin location
- Private, established setting with beautifully landscaped outdoor areas
- Paved entertaining spaces plus front stone-paved entry area
- Elevated position with views toward Stromlo Valley
- New kitchen with electric oven and cooktop and LG dishwasher
- Oversized stone top breakfast bar
- Tiled splashback and excellent storage in kitchen
- Engineered timber flooring in kitchen area
- Multiple living zones with strong natural light
- Stunning main bedroom retreat with walk-in robe, study and private living space
- All bedrooms include built-in robes
- Bathroom with generous storage and character finishes
- Fresh carpets throughout
- Exposed original timber ceiling detail in living area
- Full-length integrated timber sideboard with feature outlook
- Timber skirting throughout
- Ducted heating and reverse cycle cooling for year-round comfort
- Downstairs entertaining/storage area with extensive under-house space and future potential

Key Figures: ( approximations)

EER: 0

Rates: \$1,697.75pq

Residence: 157.40m<sup>2</sup>

Original garage, Store & Laundry: 41.40m<sup>2</sup>

Block Size: 562 sqm

UV: \$1,200,000 (2025)

#### Disclaimer:

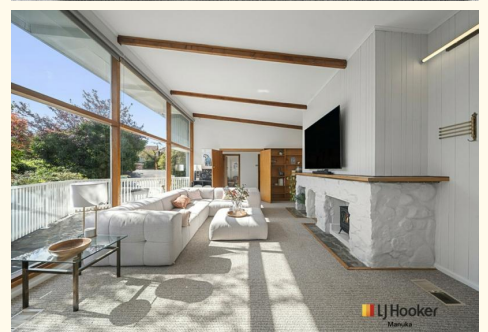
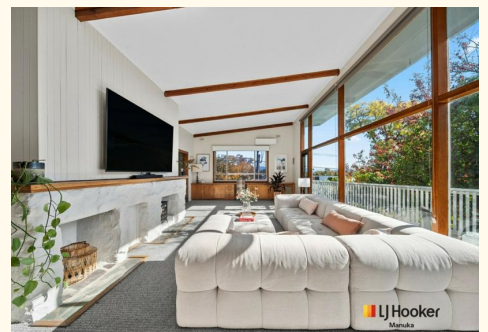
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## MORE DETAILS

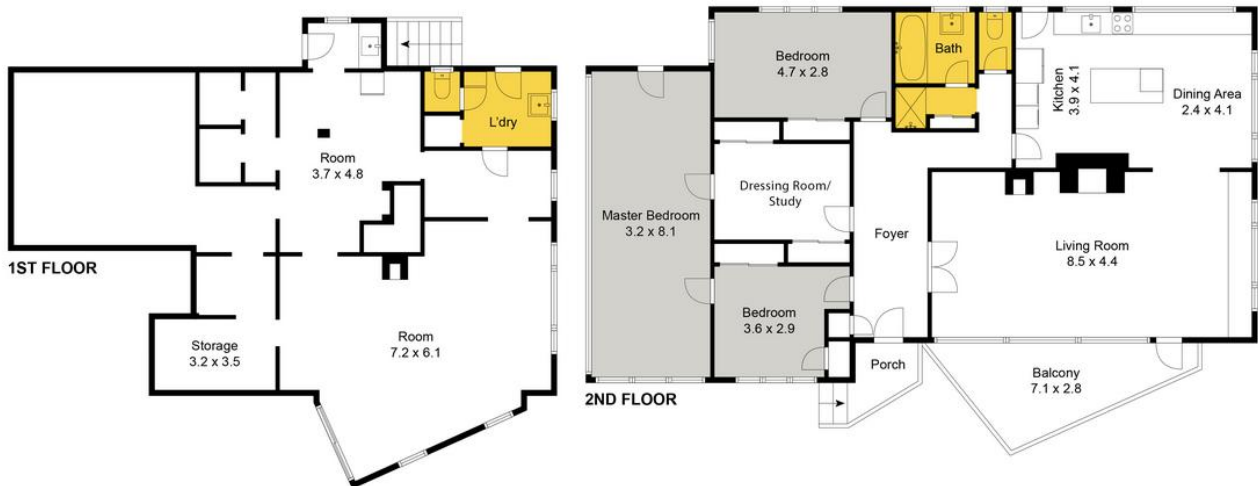
Property ID 1UNUFMF  
Property Type House  
Land Area 562 m2  
Including Ducted Heating  
Courtyard  
Balcony  
Dishwasher  
Liveability

**Stephen Thompson 0418 626 254**  
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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