



**LJ Hooker**  
Manuka



## Deakin, 61 Stonehaven Crescent

Under Instruction to sell at Auction

Auction Location: on site

Nestled in a greatly desired central location, this classic 1960s Deakin home offers a unique opportunity to enjoy a ready-to-live-in family residence while providing a stunning blank canvas for you to create your dream haven.

Positioned on a prime, elevated, north facing, spacious 961sqm block, this property invites you to further enhance and personalize it to your taste. Whether you're looking to expand or add your personal touch, the potential here is immense.

Bathed in natural light, with views to the Brindabella Mountains, this home's north-facing orientation creates a warm and inviting atmosphere throughout. The spacious lounge room serves as the heart of the house, offering year-round comfort with its gas heating and air conditioning. This bright and welcoming ambiance extends to two additional bedrooms and

4

2

2

**For Sale**

Auction; Saturday 28th September at 12pm

**View**

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

**Contact**

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**EER** ★★☆☆☆☆

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



the formal living areas, all benefiting from the sun-soaked positioning.

The main bedroom, complete with air conditioning, provides a cool retreat on warmer days. All bedrooms feature built-in robes, offering ample storage for the whole family.

For added convenience, the home boasts a separate toilet and a well-appointed bathroom with both a shower and bathtub. A dedicated laundry room rounds out the practical amenities, ensuring that this residence seamlessly blends comfort, functionality, and style. The kitchen and dining areas are thoughtfully separated, providing plenty of room for family gatherings. The kitchen features timber flooring, adding warmth and character, while the rest of the home is carpeted, enhancing its cozy and inviting atmosphere.

#### Flexible attached cottage

Adding to the allure of this property is a separate one-bedroom, one-bathroom and laundry cottage, with its own living room and private courtyard. The cottage is perfect for adult kids, grandparents and guests or as a potential income-generating rental. This versatile space is connected to the main house, offering both privacy and convenience, making it an ideal addition for those seeking flexibility in their living arrangements. If desired, with minimal work, the cottage can be reconnected to the main house, creating a four bedroom house, with multiple living spaces and access points to the garden.

Conveniently located within moments' walk to Deakin and Yarralumla shops, renowned for their excellent cafes and boutiques as well as a short commute to the CBD, the parliamentary triangle and Woden town centre. For the kids, 61 Stonehaven is surrounded by some of the best schools including Canberra Girls Grammar School, Alfred Deakin High School and Canberra Grammar School.

#### Key Features:

- \* Premium location
- \* 3-minute drive to Deakin shops
- \* 2-minute drive to Canberra Girls Grammar
- \* Separate toilet
- \* Double carport
- \* Close to shops, cafes, and excellent public and private schools
- \* Generous sized block
- \* Attached one bedroom cottage offers extra space and future potential

Main residence: 119.90m2

Attached Cottage: 64.90m2

Carport: 33.00m2

Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries and satisfy themselves in all respects.

#### 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



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inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

## More About this Property

|               |                                         |
|---------------|-----------------------------------------|
| Property ID   | 1TMKFMF                                 |
| Property Type | House                                   |
| House Size    | 119.9 m <sup>2</sup>                    |
| Land Area     | 961 m <sup>2</sup>                      |
| EER           | 2                                       |
| Including     | Balcony<br>Dishwasher<br>Built-in-Robes |

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**61 Stonehaven Crescent, Deakin**

Approx. total area: 137m<sup>2</sup> N

**Disclaimer:** Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

**aperture**  
by LJ Hooker