

70 Dominion Circuit, Deakin

Rare Opportunity to Acquire a Significant Character Residence in a Dress Circle Location

Positioned in a tightly held dress-circle location, No. 70 presents a once-in-a-generation opportunity to secure an original 1937 residence of architectural and historical significance, set on an exceptional 1,765m² of parklike grounds.

Tightly held and now offered to the market for the very first time in 55 years this heritage-protected residence is a rare and significant opportunity. Built during Canberra's modernist era with solid double brick from the iconic Canberra red bricks, the home stands as a testament to enduring craftsmanship, thoughtful design and timeless liveability.

Set behind a private hedge, the home exudes a beautiful, welcoming atmosphere from the moment you arrive. Situated within parklike gardens and enjoying a prized north-east aspect, the residence is naturally warm in winter and comfortably cool in summer, a benefit of its double-brick construction. Boasting a versatile floorplan with multiple living area options, the home features a light-filled kitchen and meals area that flow seamlessly to a large, lush garden, creating

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FOR SALE
EOI - Closing 4pm 18th November

VIEW
Sat 14th Nov @ 9:00AM - 9:30AM

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Interested parties must rely solely on their own enquiries.

a bright and welcoming family hub. The main bedroom features a full wall of built-in wardrobes, while the family bathroom includes a separate toilet for added convenience."

Inside, you are greeted with high ornate ceilings, classic picture rails, rich timber finishes, and original jarrah floorboards throughout the majority of the home. Original picture double-hung windows enhance the home's period charm, framing leafy outlooks and flooding the interiors with natural light.

Two original brick fireplaces anchor the living spaces and can be converted to electric, complemented by wall-mounted electric heaters. Built to last, the home has been exceptionally well maintained and remains in excellent condition throughout, a testament to its solid craftsmanship

With its generous block size, the property also offers potential to extend at the rear, presenting an exciting opportunity to enhance and adapt the home while respecting its heritage integrity.

Situated just footsteps from Canberra Girls Grammar School, this superb address also places you minutes from Deakin's vibrant shops and cafes, the scenic walking trails of Red Hill Nature Reserve, the iconic Parliamentary Triangle and Canberra's national institutions, with effortless access to both the city and Woden via major arterial roads.

This is more than a home, it is a chance to buy into Canberra's history, to preserve, enjoy and thoughtfully evolve.

Features:
Large land holding of 1765m2
Dress circle location
Park like garden
Double brick construction
Original period charm: high ornate ceilings, picture rails, fireplaces, timber finishes, double hung windows, period fixtures
Multiple living areas
Separate WC
Huge rear yard
Main bedroom with built in wardrobes
Potential to extend at rear
Situated just footsteps from Canberra Girls Grammar School
Minutes from Deakin shops and parliamentary triangle

Key Figures: (approximations)
EER: 1
Rates: $3,719.55pq (approx.)
Internal Living: 155.20 sqm (approx.)
Garage / Store: 24m2
Block Size: 1765m2sqm (approx.)
UV: $ 2,750,000 (2025)
Year Built: 1937

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.



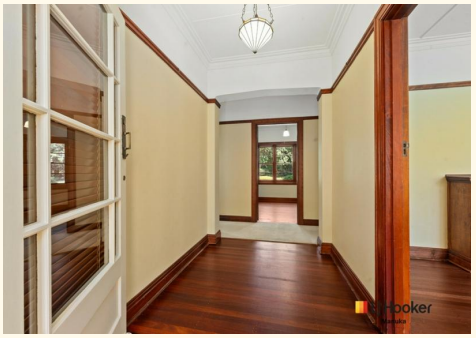
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MORE DETAILS

Property ID	1UHHFMF
Property Type	House
Land Area	1765 m2
EER	1
Including	Fire Place Floorboards Built-in-Robes

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LJ Hooker
Manuka





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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