



70 National Circuit, Deakin

## A Grand Statement in Deakin

Offered for the first time in more than 40 years, 70 National Circuit stands as one of the Inner South's most tightly held and significant residences. This masterfully extended and renovated 1937 home is a rare convergence of traditional craftsmanship and contemporary excellence, positioned within one of Canberra's most prestigious addresses. Opportunities of this scale and calibre are seldom repeated.

Set across more than 2,000sqm of manicured grounds in blue chip Old Deakin, the home delivers over 330sqm of thoughtfully designed living. Light streams from morning through to evening via classic timber sash windows, illuminating interiors that honour tradition while embracing refined modern living. The ivy framed facade makes a lasting first impression, but it is what lies beyond the front door that truly sets this residence apart.

A grand foyer introduces elegant formal sitting and dining rooms adorned with Italian crystal light fittings and custom crafted timber double doors. Two fireplaces create warmth and ambience, offering spaces equally suited to distinguished entertaining or intimate evenings at home.

At the heart of the residence, a bespoke kitchen showcases

4 3 2

### FOR SALE

\$4,950,000+

### VIEW

Sat 13th Jun @ 2:15PM - 2:45PM

### AGENTS

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### AGENCY

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LJ Hooker

integrated high-end appliances, tailored joinery, and Caesarstone benchtops. connecting seamlessly to expansive open plan living and dining anchored by a gas fireplace. From here, doors open to a sun-drenched courtyard complete with built in barbecue and under bench storage, an enviable setting designed for effortless entertaining.

Accommodation is generous and intelligently zoned, with ducted heating, evaporative cooling, and curated lighting throughout. Two luxurious master suites provide exceptional comfort and privacy, each appointed with Carrara marble vanities, floor to ceiling tiling and premium fixtures. The primary suite is a statement, enhanced by matching Italian crystal lighting, an expansive dressing room and tranquil front garden vistas.

Privately positioned guest quarters occupy the rear of the home, while a fourth bedroom currently styled as a piano room and study adjoins a serene library or tertiary sitting room overlooking the pool.

Outdoors, a classic kidney shaped swimming pool anchors the secluded rear garden. Professionally landscaped and irrigated grounds offer year-round colour and texture, creating an extraordinary setting for large scale gatherings, family celebrations, or peaceful retreat.

Located moments from The Lodge, the diplomatic enclave, and the Parliamentary Triangle, leading inner south shopping destinations and amenities, and within proximity to Canberra's leading schools, this is more than a home. It is a once in a generation acquisition in one of the capital's most tightly held precincts.

Properties of this stature do not wait. Secure your place in Canberra's iconic inner south before this landmark residence is spoken for.

#### Features

Iconic Inner South position  
Expansive 2,030sqm land holding  
Extended exterior and comprehensively renovated interior  
Sprawling low maintenance landscaped gardens with irrigation

- soaked entertaining courtyard with built in barbecue

Ducted heating and evaporative cooling  
Gas and combustion fireplaces  
Custom joinery throughout  
Removable timber flyscreens to informal living doors  
Carrara marble flooring and vanities to bathrooms  
48,000L underground water tank  
Two ensuites  
Integrated appliances and double ovens  
Extensive garage storage with built in wall cabinetry and attic space  
Australian native timber polished floorboards  
Wool carpets to bedrooms  
Back to base alarm system  
Sensor security lighting  
No Heritage overlays

#### Figures

Land Size 2,030sqm  
Living Area 335sqm approximately  
Unimproved Value \$3,310,000  
Rates \$18,762 per annum  
Land Tax \$40,837 per annum if applicable  
EER 1.0  
Construction 1937 approximately

- Agent interest\*

## MORE DETAILS

Property ID	JTAH5W
Property Type	House
House Size	335 m2
Land Area	2030 m2
EER	1

### Jane Macken 0408 662 119

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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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