

# 14 Shepherd Street, Pearce, ACT 2607

## House For Sale

Wednesday, 12 June 2024



14 Shepherd Street, Pearce, ACT 2607

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 704 m2**

**Type: House**



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## Auction 29/06/2024

Positioned in a beautiful leafy central Woden street, is this fully renovated home, perfect for all families large or small. Close to the Pearce shops & popular schools, this could be the location to start your new life. The home can be used in many ways for many different people. The highly functional floorplan enables multiple generations to live together in harmony. The lower-level kitchenette & 2 breakout rooms ensure the teenager can play his music while not keeping the parents up at night. Premium timber flooring sprawls throughout the main living & dining area, exuding warmth & comfort. The elegantly designed kitchen perfect for the chef at heart, features 40mm stone benchtops with waterfall edges & stone splashback. Spacious walk-in butlers pantry makes it easy to store all your herbs & spices cleanly & tidy. Top of the range Smeg stainless steel appliances are installed making the gourmet meals for the entire family easy & on repeat. The bathrooms & ensuite are fully equipped with designed fixtures & fittings. Floor to ceiling quality tiles encompass the entire wet areas & waterfall shower heads ensure all creature comforts are within. The extra-large main bedroom includes a walk-in robe & ensuite. Bedroom 4/rumpus room can be completely cut off from the rest of the home with its own heating & cooling & access to a small kitchenette & laundry. 2 other bedrooms close by feature big built-in robes with mirrored doors, perfect for a nursery or toddler's room. Luxe new carpet within all bedrooms makes it further warm & comfortable. The car enthusiasts will be delighted to see the tandem undercover carport, extending straight through to backyard for access. The newly installed electric ducted reverse cycle heating & cooling keeps the family at the right temperature through the cold or hot months. The kids will be able to attend Sacred Heart Primary school & Marist College while the major Woden Town Centre Westfield is a short distance away. The area also contains a plethora of dining options, while light rail construction is underway to reach Woden. Won't be able to find too much of a better location. Inspect today. The Perks:- Fully renovated home in quiet leafy street- Over 200m<sup>2</sup> of usable space, upstairs & downstairs- Newly installed double-glazed windows throughout home- Bedroom 4/rumpus can be used separately- Extra kitchenette & separate heating/cooling in bed 4- 400mm stone benchtops with waterfall edges- Smeg electric stainless-steel appliances- Spacious walk-in butler's pantry with extra sink- Quality Timber flooring throughout living & dining- Lush thick carpet to bedrooms- Undercover alfresco area perfect for entertaining- Front pergola area for quiet morning coffee- Under home kitchenette & break out bedrooms- Double tandem carport/garage & access straight to backyard- Quiet leafy street within central Woden suburb The Numbers:- Total internal living: 190m<sup>2</sup>- Total block size: 704m<sup>2</sup>- Rates: \$ \$4,161 per annum approx.- Land Tax: (only investors) \$ 7,506 per annum approx.- Build: 1967- EER: 2.5 stars- Rental Estimate: \$900 – \$950 per week