

# 34 Currong Street South, Reid, ACT 2612

## House For Sale

Thursday, 7 March 2024

34 Currong Street South, Reid, ACT 2612

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 207 m2

Type: House



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## Contact Agent

It's just a stone's throw to the city from this fabulous inner north location in one of Canberra's landmark suburbs. The original c1926 heritage home is overflowing with grace, character and potential. Timber sash windows, picture rails, high ceilings and timber floors are just a few of its many features. This inviting residence has ample living space on offer. Lounge room with fireplace, four bedrooms, with the flexibility of the 4th bedroom easily tweaked to convert to a formal dining room if that configuration is more suited to your needs. Well-appointed kitchen with quality appliances and preparation area. The kitchen and living area feature beautiful parquet flooring flowing out to the living area making entertaining for family and friends a breeze and also has the perfect north facing aspect which opens out to a private courtyard that can be enjoyed all year round. But wait, there's more. Adjoining the double lock-up garage is separate, self-contained office accommodation that is currently used as a home office and guest pavilion with bathroom that opens to a conservatory with views to the garden. This area is separately metered and is approximately 100sqm in total. Explore the possibilities of generating an income by renting out or Airbnb (subject to approval). This one-of-a-kind four-bedroom home in its prime location offers unrivalled scope and flexibility. Finesse its fine bones or build on its massive potential – it's all there to make your own. Features: Four bedrooms Three bathrooms Walk to restaurants, shops and buses, light rail, ANU, CIT, schools and Lake Burley Griffin Total living area is little over 300sqm, including the detached dwelling Large level 1,486 sqm block Ducted zoned gas heating and air conditioning Air-conditioning and heated tiling in home office (tiled area) Home office is plumbed to have a washing machine Brick double garage with auto doors, adjoining two rooms Conservatory to the rear of the garage Side access to rear yard provides extra parking for boat or caravan Five minutes' walk to Canberra Centre Northerly solar orientation and the block is very flat Lots of land for future development with north orientations and separate side access (subject to approval) Attic storage Established gardens with lots of mature fruit trees and vegetables. A few examples, lemons, figs, olives, persimmons, pomegranate, rock melons plus a variety of vegetables (chives, potato, Chinese cabbage, tomatoes).