

34 Elimatta Street, Reid, ACT 2612



House For Sale

Thursday, 18 April 2024

34 Elimatta Street, Reid, ACT 2612

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1207 m2

Type: House



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AUCTION

Nestled in Canberra's historic Reid precinct in a divine wide gracious street, Bluebell Cottage offers a rare opportunity to own a piece of local heritage. Built in 1934 and beautifully considered since, this charming residence sits on a valuable 1207sqm parcel. Meandering lawns and informal garden beds, splashes of colour with wind flowers peeking from under trees, and a lush rare white wisteria, and a canopy of deciduous shrubs. Inside, period details like sash windows, original light fittings, battened ceilings, brick fireplaces and gorgeous polished timber floorboards evoke timeless elegance. Generous formal lounge with street vista's and open fire, leading through to a pretty dining room with ornate fireplace and surround. The timber kitchen opens nicely into an atrium family room/ informal dining and then out via red brick stairs into a private alfresco area. The three big bedrooms feature high ceilings and lovely private outlooks. As new, the recently renovated bathroom has been carefully designed and styled with oversized bath, Artisan tiling and oodles of storage. Modern comforts include reverse cycle heating and cooling, quality window treatments + additional ceiling insulation. Outside, the expansive garden boasts apple, pear, and lemon trees, alongside a fruiting crabapple, roses and rare white wisteria. The level block offers potential for expansion while preserving its north orientation. Located near schools and within walking distance of Canberra City and Lake Burley Griffin, Bluebell Cottage is a true urban oasis. Join the vibrant Reid community and experience Canberra's heritage at its finest.* 3 bedrooms, 1 bathroom and an established garden on an impressive 1,207sqm of heritage land* Ducted reverse cycle heating and cooling + wood fireplace* Large lounge + dining rooms plus an extended family room with terracotta tiles * Renovated bathroom, large shower over bath, separate WC, excellent storage* Battened ceilings, beautiful original light fittings, picture rails* Surround sound entertainment speakers in lounge ceiling* Original kitchen hearth with new appliances, timber topped island bench, good pantry storage* In close proximity to established schools, cafes, and within walking distance of Canberra City and Lake Burley Griffin EER: 2.0 Rates: \$7,876pa (approx) Land Tax: \$15,272pa (approx) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.