

**40 Booroondara Street, Reid, ACT 2612**



**Sold House**

Thursday, 12 October 2023

40 Booroondara Street, Reid, ACT 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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**\$1,525,000**

Auction Location: LJ Hooker Auctions HQ Built in the late 1920s, this duplex is full of detail and craftsmanship; then, it sat on a dusty street and was part of Canberra's infancy. Now Booroondara Street is one that draws you in with its stunning boulevard of huge oak trees, adding to the wonderful charm and appeal of its very central location. The property, purchased by the current owner in 1991, was to be a much-loved home. One that was extended to create a larger kitchen and living space with full height French doors leading out to the generous rear yard. This design also allows the gorgeous morning sun to flood in. All improvements at the time enhancing the day to day living and activities of the family. There is plenty of scope to improve or extend further and create your perfect home, or you could simply move in and enjoy this wonderful location and very tight community around you. The double brick construction allows the home to stay cool in the Summer and retain heat in the winter. The brick garage would also make an amazing studio conversion. The location will spoil you, with the ability to wander easily into the City for shopping, dining, theatre or just a quick coffee with friends. You may also like the gentle stroll or bike ride to make the most of our beautiful Lake Burley Griffin and everything happening in that location these days.

Property Features;

- Segregated living spaces downstairs
- Gas fireplace to the front sitting room
- Heritage features include Sash windows, Lead light windows to the front façade, picture rails, high ceilings & beautiful internal doors
- All bedrooms upstairs enjoy a lovely treed outlook
- Top front bedroom is easily reinstated with a short wall & door installation
- Bedroom 4/ office on lower level with easy access to full bathroom
- The solid brick garage would make a nice conversion to a studio or home work space
- Heating is a combination of the gas fireplace along with electric heating & ceiling fans
- Walk to Glebe Park, the City center or Lake Burley Griffin
- There is a well established tennis club in Reid
- Land size; 671sqm
- Living; approx.; 140sqm
- UV; 22/23 \$1,212,000
- Rates; \$1,465.00 per quarter
- Land Tax; \$2,430.00 per quarter IF RENTED