

40 Euree Street, Reid, ACT 2612



Sold House

Thursday, 9 November 2023

40 Euree Street, Reid, ACT 2612

Bedrooms: 3

Bathrooms: 1

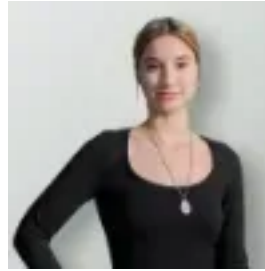
Parkings: 1

Area: 1241 m2

Type: House



Andrew White
0406753362



Maia Nagy
0262959911

Contact agent

Nestled on 1241sqm of City-Fringe land and lovingly held by the same family for decades, this immersive property offers a myriad of options to the discerning buyer, mere moments from the CBD, yet perfectly linked to yesteryear in this lovingly held enclave of Inner Canberra. The 1930s brick cavity home offers an excellent opportunity to reimagine yourself in this exclusive pocket, with expansive grounds that are private and well established, awaiting a resident green thumb to bring them to their full potential, all situated on one of Reid's perfect tree-lined streets. The original 3-bedroom home presents a unique design, detailed with polished floorboards, high ceilings and abundant natural light via its true north orientation, maximising the unique block orientation and enjoying both a formal lounge and dining/sunroom, well connected to a functional all-electric kitchen with leafy outlooks. All bedrooms are a good size, sharing use of the central bathroom, complete with bathtub and separate toilet, with a separate laundry adding to the home's amenity. Surrounded by quality homes and with the CBD, Mt Ainslie and Lake Burley Griffin at your doorstep, there is no better precinct to immerse yourself into the complete Inner Canberra lifestyle.* 3 bedrooms, 1 bathroom and single lock up garage with workshop/storage* Large corner block of 1241 sqm on treelined street* High ceilings, floorboards, and ornate period finishings throughout.* Formal lounge with ornate fireplace and garden outlooks, as well as separate central dining space* All-electric kitchen with stainless steel cooking and dishwasher* Main bedroom with private position and generous proportions + 2 additional bedrooms* Main bathroom with bathtub, shower over and convenient separate toilet* Separate internal laundry + single lock up garage with additional storage/workshop Rates: \$7,585pa (approx.) Land Tax: \$14,665pa (approx. if rented out) UCV: \$1,674,000 (2023) 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.