

44 Sheehan Street, Pearce, ACT 2607

House For Sale

Thursday, 14 March 2024

44 Sheehan Street, Pearce, ACT 2607

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 1870 m2

Type: House



Jonathan Charles



Robert Burns
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By Negotiation

Perched atop Pearce with sweeping vistas to Black Mountain & backs onto Mt Taylor Nature Reserve, stands this remarkable family abode enveloped by mature gardens, providing a pristine canvas for those envisioning their dream home. Situated on a sprawling 1,870m² plot & boasting an expansive 450m² under-roof footprint, this property offers an unparalleled opportunity to embrace life to the fullest in this esteemed Woden Valley location. The residence is meticulously crafted to offer an unparalleled entertaining experience for homeowners & their guests throughout every season. Boasting multiple living spaces, it effortlessly accommodates both formal & informal gatherings. The spacious family room at the front of the home offers ample room to customise your ideal setting & features doors that open onto the front balcony, seamlessly connecting indoor & outdoor spaces. This lets you gaze at the commanding views towards Black Mountain & its serene surroundings, while enjoying the flow of fresh air. Upstairs, the residence offers accommodation across 4 bedrooms, each serviced by the main bathroom featuring a shower & bath. The main bedroom boasts views towards the Isaacs Ridge & the surrounding hills, & is complemented by the updated ensuite. The lower level of the residence maximises its potential with a self-contained flat, bedroom, spacious living area, dining space, bathroom featuring both a bath & shower, & access to covered parking. With seamless upstairs access, the double garage transitions into a workshop area, an additional bedroom/spare room with a toilet, & a playroom, offering the new owner the flexibility to craft their ideal layout. Extending seamlessly to the outdoors, the rear section of the residence offers abundant possibilities for designing the ideal outdoor ambiance. A rear patio provides the owners with a tranquil view of the sprawling trees of Mt Taylor, while a covered alfresco area provides ample space for hosting large gatherings & barbecues. Centrally located, this family home has access to all the Woden Town Centre has to offer, including Westfield Woden Shopping Centre, cafés, shops, banking facilities, upcoming Canberra Institute of Technology (CIT), cinemas, clubs, the popular restaurant & bar precinct, public transport & the upcoming light rail. Closer to home, you can access trails to Mt Taylor Nature Reserve & parks nearby. Schooling options are met with the prestigious Marist College only a short walk away. Melrose High School, Sacred Heart Primary School & Torrens Primary School are also in proximity. Features: - Exceptional residence in a prestigious location with vast potential for renovation or reconstruction- Backing the serenity of Mt Taylor Nature Reserve- Commanding panoramic vistas encompassing Black Mountain, Woden Town Centre, & the rolling hills beyond- Versatile living spaces comprising formal & informal areas, multi-purpose rooms, & a dedicated study- Well-appointed kitchen featuring generous bench space, extensive storage, electric oven, cooktop, & dishwasher- Self-contained lower level offering a living area, dining space, bedroom, bathroom, kitchenette, laundry, & direct access to covered parking.- Master bedroom enhanced by an upgraded ensuite- Central bathroom equipped with both a bath & shower- Spacious upstairs laundry- Abundant storage solutions throughout the property- Efficient ducted reverse cycle heating & cooling system upstairs- Double garage incorporating a workshop & games room- Additional covered parking space- Front balcony providing panoramic views- Expansive backyard offering ample outdoor space- Two substantial water tanks - one with a capacity of 3,600L & the other 2,250L.- Convenient dual driveways- Ideally situated on Sheehan Street, within close proximity to Mt Taylor walking trails & public transportation routes. Figures: Upstairs size: 236m² Downstairs size: 139m² Garage & workshop: 74m² approx. Block size: 1,870m² Rates: \$6,500 p.a approx. Land tax: \$12,400 p.a approx. Built: 1971 approx. UCV (2023): \$1,297,000