

6 Gooreen Street, Reid, ACT 2612

LUTON

Sold House

Thursday, 10 August 2023

6 Gooreen Street, Reid, ACT 2612

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 966 m2

Type: House



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\$2,500,000

Idyllically positioned combining unparalleled city living with the historic and scenic parkland surrounds that Reid is renowned for. Architecturally-designed and extended with a side northerly aspect, this single-level four-bedroom residence is set on a 966m² (approx) block featuring large formal and informal living rooms that flow through French doors onto the entertaining courtyard which is surrounded by established gardens. Secluded beyond the private hedge, a family home with character features and spacious living awaits. Walk to Canberra City, the Braddon precinct, Mt Ainslie and Lake Burley Griffin. Features:

- Formal entrance portico with double doors
- 260m² approx of internal living + 33m² approx garage
- Charming Single Level Family Residence with 16KW solar panels
- Timber floors to the entrance hall
- Formal lounge with gas fireplace
- Dining room
- Cellar & bar area
- Family room with French doors opening onto private garden
- Kitchen with timber benchtops and floors and stainless-steel SMEG appliances
- Main bedroom with walk-in-robos and ensuite
- Bedrooms two and three with built-in-robos
- Spacious main bathroom
- Bedroom 4 with access to 2nd bathroom
- Spacious separate study
- Large laundry room
- Privately hedged, established easy care gardens
- Ducted reverse cycle heating and cooling
- Solar hot water
- Security system
- Two bathrooms with In-floor heating and third bathroom has extra heating on the wall
- Extensive storage throughout
- Double garage with automatic doors and rear garden access
- Walk to Braddon, City, Russell Offices and Lake Burley Griffin

EER:1
Land Rates: \$7,048/m² approx
Land Size: 966m² approx
UCV: \$1,450,000 approx