

**6 Sheehan Street, Pearce, ACT 2607**



**House For Sale**

Friday, 1 March 2024

6 Sheehan Street, Pearce, ACT 2607

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 7**

**Type: House**



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## Auction 23/03/2024

Step into elegance with this luxurious 5-bedroom residence, located in the heart of Pearce settled on a 2,232m<sup>2</sup> land holding. This home is a harmonious blend of classic charm and modern sophistication, designed for those who appreciate fine living. The moment you enter via the large front deck, the gorgeous living room greets you. Polished wood floors and classic windows set the tone of understated luxury that flows seamlessly into the adjacent dining room. The refurbished kitchen, a masterpiece of design, features a 5-burner gas cooktop with stunning pressed metal splashback, and a huge island bench, forging its place as the heart of the home. It opens up to an adjacent family room, offering flexibility for meals or an additional living space. The master bedroom suite is a secluded sanctuary, situated in its own wing with walk-in wardrobe and views over the pool area. The other four bedrooms are large, each with built-in storage and large windows that frame leafy aspects and bathe the rooms in natural light. Plush carpeting adds a touch of luxury underfoot. The renovated bathroom and spectacular ensuite, feature dark tiles, glass shower screens and full baths for that extra opulence. Outside, the enormous yard is an entertainer's dream, boasting a Plexipave tennis court and travertine paved outdoor area with built-in BBQ and pizza oven under the shade of an established eucalypt. The large in-ground solar heated pool will be so inviting on Canberra's long summer evenings. The pergola is adorned with established ornamental grape vines and offers a picturesque setting for relaxation - a real highlight when it displays its autumnal colour. And behind the hedge-lined fence... private access to a nature reserve. Located in a coveted area, this home is conveniently close to public and private schools, shops, restaurants, Woden Town Centre, The Canberra Hospital - and is just 15 minutes from the CBD. This Pearce haven, where Hamptons-style luxury meets suburban bliss, is more than just a home - it's a lifestyle waiting to be cherished.

**HIGHLIGHTS** Luxurious 5-bedroom residence, located in the heart of Pearce Extensive landscaped grounds which cover 2,232m<sup>2</sup> and back reserve Entertainer's dream, boasting an in-ground solar heated pool, Plexipave tennis court and travertine paved outdoor area with built-in BBQ and pizza oven Expansive open planned living and dining with gas fireplace Family room, offering flexibility for meals or an additional living space Private master wing features a walk-in wardrobe, luxurious ensuite and access to pool area The other four bedrooms are large, each with built-in storage and picture windows Renovated bathroom and spectacular ensuite, feature dark tiles, glass shower screens and full baths for that extra opulence Polished wood floors throughout living area Kitchen features a 5-burner gas cooktop, dishwasher, huge marble island bench and stunning pressed metal splashback The pergola is covered in a mature wisteria as well as grape vine Reverse cycle air conditioning throughout the property and underfloor heating in both bathrooms Extensive under house storage and workshop area 2 car lock up garage plus 5 additional off street parking spaces Home Gymnasium Access to nature reserve and Mt Taylor Solar panels installed

**CLOSE PROXIMITY TO** Mt Taylor walking trail, Pearce shops, Chifley shops, Torrens Early Learning Centre, Torrens Primary School, Southlands Shopping Centre, Marist College, Melrose High School, Westfield Woden and The Canberra Hospital.

**STATISTICS** (all figures are approximate) Block: 6 Section: 20 Land Size: 2,232m<sup>2</sup> EER: 2 Home Size: 305.93m<sup>2</sup> Internal Living: 240.98m<sup>2</sup> Garage: 64.95m<sup>2</sup> Land value: \$1,056,000 (2023) Rates: \$5,367 annually Land tax: \$10,033 annually (if purchased as an investment)