

9 Dirrawan Gardens, Reid, ACT 2612

home by holly

Sold House

Sunday, 8 October 2023

9 Dirrawan Gardens, Reid, ACT 2612

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1045 m2

Type: House



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\$2,500,000

#soldbyhollyThe idyllic locale...whisper quiet streets, the famous interlinking garden circles and central parkland, this is historic Reid. A charming area rich in heritage homes, nudging the edge of the CBD, whisper close to the exciting Braddon precinct. There is a sense of tranquillity despite the incredible position within the heart of a busy city. An enviable mix of European chic alongside a chilled Australian, airy way of life. Vintage details make the soul hum, providing the ideal backdrop for classic and modern pieces to sit lazily side by side. Walls of glass capture light, sparkling pool, the textures and colours of the stunning garden surrounds. This expansive five-bedroom, Oliphant designed home is at once impressive and welcoming. Well preserved period details bear witness to the passage of time while a thoughtful renovation has created a luxurious, feel-good, family home wonderfully suited to modern living. The outside of the home is authentic Canberra red brick, terracotta roof, large timber windows, resting graciously within soft lawns, lush plantings. While within the home unfolds in a series of domains, each responding to the rich natural surrounds that gift absolute privacy. Nowhere is the connection with nature more apparent than in the expansive open kitchen, living, dining. There is an all surrounding, stunning ingress of natural light as breathtaking views of garden and pool seem to enter the space. This is the warm heart of the home where relaxed family meals just as easily switch to large parties, drifting to the dignified patio on warm summer evenings. Of course, there will be plenty of long weekend brunches produced in the show stopping kitchen, while the kids splash and swim. Rich in bespoke vintage joinery, with window sill and circular portal framing painterly scenes, the master wing is a study in tranquillity. The stunning ensuite atrium bathroom, awash in golden light, captures the hush of the surrounding fern forest. While just across the lobby, a graceful private living room, with signature Oliphant fireplace and intricate ceilings, flows romantically to sunny garden. There are so many things to mention - the robust family media room, ideal for movie nights. The guest room that overlooks the front garden. The separate home office awash with light and imbued with a mood of simple serenity. And the trio of bright bedrooms that occupy the opposing end of the home in a way that maximises family privacy. Each room with large picture windows capturing winter roses or the soothing blue waters of the pool. And the family bathroom, awash in concordant soft blue, with relaxing claw foot bathtub. Dirrawan Gardens are perfectly positioned for an endless selection of cafes, bars, restaurants while offering the restorative peace of ample recreational spaces, including all the adjacent tennis club and all the biking and walking trails of Mt Ainslie. The nearby Braddon precinct extends a vast array of independent stores, great hospitality venues, bakeries, yoga studios... There is the famous Asian and international cuisine of the Dickson precinct and not far, the village charm of Ainslie shops with its fabulous IGA and gastro pub. The CBD is a easy stroll away and with buses and light rail at your doorstep you can ditch the car, easily exploring the whole of Canberra. features..elegant five-bedroom family home in the tightly held Dirrawan Gardens. Oliphant influenced design, built in 1926 and recently updated and modernised. part of the Reid Heritage Housing Precinct. substantial 1,045m² block and 244m² living size. original ornate ceilings and cornices, ceiling roses, picture rails and sash windows. surrounded by established gardens with visually intriguing aspects throughout the home. exquisite entertaining and pool area, flowing beautifully from the kitchen/dining area. three separate lounge rooms, including a formal lounge, media room and informal living space off the kitchen. original fireplace in lounge room with additional external access. skylights installed in the media, lounge rooms, main bedroom and water closets. chefs kitchen including single gas burner and induction cook top, double oven and steam oven, integrated dishwasher and refrigerator, central island bench with breakfast bar and ample cabinetry, concealed appliance station and pantry space. living/dining/kitchen areas enjoy a north aspect. luxurious and oversized main bedroom with walk-in wardrobe space, direct courtyard access and ensuite. ensuite with feature stand-alone bathroom with rainforest inspired aspect, separate shower, double sink and additional storage. three additional bedrooms to the rear of the home with built-in cabinetry, recently re-painted. fifth bedroom/study at the front of the home with cellar access, or convert back to original external doorway. additional bathroom and two water closets. laundry with external access and cabinetry. additional studio space separate to the home. wine cellar. security shutters installed. motorised awing over pergola area. ducted heating. evaporative cooling system. fireplace (formal lounge). continuous gas hot water system. solar panels. integrated WIFI and communication systems. automated in-ground irrigation system (connected to WIFI, controlled by app). double carport. close proximity to Reid tennis club, Glebe Park, Anzac Parade, War Memorial and Civic FINE DETAILS (all approximate): Land size: 1,045 m² Build size: 244 m² (approx.) EER: 2.5 Zoning: RZ1 Build year: 1926 Last renovated: 2011 Rates: \$8,464.99 pa Land tax: \$16,508.84 pa (investors only) UV: \$1,885,000 (2023)