

**14 Gooreen St, Reid, ACT, 2612**



**House For Sale**

Thursday, 19 September 2024

14 Gooreen St, Reid, ACT, 2612

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Timeless appeal just minutes walk to the CBD centre.

### What you see:

Beautiful heritage character that you only find in this enclave of Canberra. Holding its timeless appeal this expansive and established residence covers a generous 273m<sup>2</sup> of living set across a sprawling 920m<sup>2</sup> parcel of prime land privatised by established gardens and hedging. Northerly orientated to the long side of the block ensures beautiful natural light all day long. The layout is seamlessly connected by beautiful timber flooring throughout leading you to the kitchen and main entertaining areas. Located only a few minutes walk into the city centre, this home offers an inner city lifestyle with the privacy and peacefulness of an established suburb.

### What we see:

Rich in history, richer in lifestyle.

### See more:

Heritage residence circa 1927

Single level and extended

Renovated kitchen with timber benchtops, feature glass splashback and ample storage

Miele & Bosch appliances include wall mounted double oven, gas stove and dishwasher

Flexible floor plan with multiple formal and informal living spaces

Master bedroom with walk through robe and ensuite

Three additional spacious bedrooms with built in robes

Study/fifth bedroom

Two additional full size bathrooms

Integrated outdoor living with private courtyard and alfresco surrounding by manicured gardens and wrap around verandah

Multiple French doors for courtyard access

Blackbutt timber flooring

Ducted gas heating

High ceilings

Powder room

Laundry with ample storage external access

Terracotta roof tiles

Double carport with internal access

Priority enrollments for Ainslie School, Campbell High School & Dickson College

Within 10 minutes' walk to Canberra Centre

Within 4 minutes' drive to Merici College

Within 5 minutes' drive to Daramalan College

Within 10 minutes' drive to Parliament House

Within 10 minutes' drive to Canberra Airport

Total Living: 273m<sup>2</sup>

Carport: 36m<sup>2</sup>

Block: 920m<sup>2</sup>

Built: Circa 1927

EER: 1.5

Rental Range: \$1,100 - \$1,300 p.w

Rates: \$6,249 p.a

Land Tax: \$13,449 p.a (only applicable if rented)

UCV: \$1,411,000 (2023)

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