

25 Elimatta Street, Reid, ACT, 2612



House For Sale

Thursday, 29 August 2024

25 Elimatta Street, Reid, ACT, 2612

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



Louise Harget

Stunning Heritage Home with Modern Elegance

On the doorstep of the city and lake and the beauty of Mt Ainslie foothills, 25 Elimatta Street presents a blend of classic 1920s beauty and modern sophistication. The property showcases a timeless heritage facade complemented by a spacious contemporary extension and every feature comfort that a modern family would demand.

The charming 1920s facade is paired with beautifully manicured gardens and bullnose-style brick courtyard walls with reclaimed reds. Creating another level of privacy from the street and an interesting and inviting entrance. Inside, the grandeur is evident with hardwood timber flooring, glass bi-fold doors, and the restored original fireplace with gas burner, which together create a warm, homely atmosphere. Towering ceilings with detailed coffered bulkheads only dramatized more as the home steps down internally to a grand formal lounge room.

The state-of-the-art kitchen is a highlight, featuring 30mm stone bench tops, a Smeg combination 90cm induction Cooktop with Natural Gas Wok Burner, a built-in De Longhi coffee machine, and high-end Miele appliances including a dishwasher, oven, steamer, convection microwave, and plate warming drawer. The kitchen also boasts a butler's pantry that doubles as a European-style laundry, providing additional bench and cupboard space.

Adjacent to the kitchen, the raised dining room offers a commanding view of the formal lounge. The stunning courtyard kitchen serves as the home's focal point, complete with stacking glass doors that separate it from the living area. Devil in the detail, a tranquil pond with water features and friendly Koi fish and waterlilies wraps around the interior and exterior of this alfresco area. The courtyard kitchen includes a Miele 2-burner gas cooktop, BBQ plate, and deep fryer, plus a canopy rangehood, additional dishwasher, and a massive island bench with a breakfast bar, all set on elegant travertine paving.

The segregated main bedroom suite provides a private retreat with its own courtyard, dressing room with makeup bar, and a luxurious ensuite featuring a spa, double basin, and oversized shower. An adjoining room with an ornate double-sided gas fireplace would make for the perfect nursery for younger families, or grand study for older ones.

A resort-like inground pool surrounded by beautiful travertine paving features at the back, with a large covered alfresco deck with a built-in wood-fired pizza oven. After a swim, enjoy the added luxury of a sauna, shower, and powder room to the back of the triple garage. Bedroom 4, with a huge adjoining living room and study, is carefully tucked in the loft above the garage and will be a hit for teenage kids and visitors looking for a quiet retreat.

Located just 1km from Canberra's city restaurant and shopping precinct, this home is a rare offering in Canberra's classical residential architecture

- * Double-glazed windows with sun filters, multiple Velux skylights
- * Porcelain tiles throughout, under-slab heating in the extension + bathrooms
- * Ducted gas heating in the original home + two fireplaces
- * Premium kitchen with Miele steam + pyrolytic + convection ovens + De Longhi coffee machine
- * Multiple living areas opening onto the outdoors, flexible furnishing options, the perfect place for a grand piano, lovely break-out spaces
- * Wine cellar underneath the dining room
- * Recently renovated main bathroom, floor-to-ceiling tiles, frameless shower screen, suspended vanity + herringbone marble tiles.
- * BIR to the two downstairs spare bedrooms.
- * Spacious Walk-In Linen Cupboard / Extra Pantry Storage
- * Richly planted gardens, meandering box hedges, silver birch trees, maples, weeping cherry trees
- * Huge triple garage, with a wall of storage and direct access to the pool area, crushed Canberra brick driveway with red brick tiled surround
- * 17.5 Kilowatt Solar Panels, (69 Panels) Fronius Inverter and Tesla Battery

- * 2x Rinnai Instant Gas Hot Water Systems
- * Toshiba split system air conditioner to Loft
- * 2 x Brivis Evaporative Coolers
- * Security system, CCTV, safe
- * In-ground and above-ground water tanks

EER: 3.5

Land Size: 1389sqm (approx.)

Living Size: 398sqm (approx.)

Land Tax: \$18,660pa (approx.)

Rates: \$8,357pa (approx.)

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