

44 Euree Street, Reid, ACT, 2612

AGENT TEAM

House For Sale

Saturday, 12 October 2024

44 Euree Street, Reid, ACT, 2612

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



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Timeless Heritage Home in Prestigious Reid

Pre Auction Offers Considered! Don't Delay Your Inspection Nestled in the heart of Reid's Garden City Heritage Precinct, 44 Euree Street, Reid, presents a rare opportunity to own a piece of Canberra's architectural history. Developed primarily between 1926 and 1927, the area was designed to meet the urgent need for housing public servants before the opening of the provisional Parliament House in 1927. The precinct's landscaping, inspired by the work of Charles Weston, represents a pioneering approach in urban design, and the suburb stands as one of Australia's finest garden suburbs of the 1920s and 1930s, influenced by the English garden city movement. Set on a generous 1,077m² block, this charming four bedroom, two bathroom home features beautifully landscaped gardens with mature fruit trees, raised vegetable beds, and herbs that attract native birds such as rosellas and king parrots. Three garden sheds, a large water tank, and an irrigation system ensure easy maintenance for those who love the outdoors. The home offers hydronic heating and ducted evaporative cooling, ensuring year-round comfort for residents. It also provides flexible living options, including the potential for an attached self-contained dwelling, ideal for extended family or rental income.

Energy-efficient features such as a solar panel array with a premium feed-in tariff (\$0.50/kWh) through July 2027 enhance the property's sustainable appeal. Perfectly located in one of Canberra's most prestigious and historic suburbs, 44 Euree Street is a short walk from local amenities, including the Reid Tennis Club, Reid Oval, and Dirrawan Gardens Playground. It's also less than a 3-minute drive to the Australian War Memorial, Mount Ainslie, and Lake Burley Griffin. This timeless Reid residence offers a unique lifestyle in a coveted location. Don't miss the chance to experience the charm and heritage of this garden city suburb—contact us today to arrange a viewing!

Features:

- Bosch 5 burner gas cooktop (Main kitchen)
- Bosch dishwasher (Main kitchen)
- Wall oven + grill (Main + 2nd kitchen)
- Electric cooktop (2nd kitchen)
- Ample kitchen storage
- 2nd kitchen in potential attached self contained dwelling
- Built-in wardrobes (Bedroom 2 & 4)
- Built-in floor to ceiling wardrobe (Master bedroom)
- Hydronic heating
- Ducted evaporative cooling
- Electric wall heater
- In-floor bathroom heating, electric, main bathroom
- Hydronic heated bathroom towel rail
- Linen/Storage cupboards
- LED downlights
- French doors & windows
- High ceilings
- Enclosed private porch
- Landscaped back & front yard
- 3x garden sheds (2x with storage shelves)
- Secluded veggie & plant garden in planter boxes
- Large water tank
- Solar system
- Detached single car garage
- Paved areas for multiple parked cars
- External roller shutters
- Freshly painted inside and out

Close to:

- Reid Park – 290m (4min walk)
- Reid Early Childhood Centre – 550m (2min drive)
- Reid Pre School – 210m (3min walk)
- Ainslie Primary School – 1.2km (3min drive)
- Campbell High School – 650m (2min drive)
- Dickson College – 5.2km (9min drive)
- UNSW Canberra City Campus – 1.1km (3min drive)
- Canberra Institute of Technology – 800m (11min walk)
- Canberra Centre – 1.1km (13min walk)
- Canberra Hospital – 12.1km (15min drive)
- ANU – 25 minute walk
- Braddon – 20 minute walk
- Glebe Park – 10 minute walk

Specs:

- Built: 1927 approx
- Living: 194m²
- Land: 1,077m²
- Ceiling insulation rating: R2.0 & R3.0
- EER: 3 Star

Rates: \$1,982pq approx

Land tax (If tenanted): \$4,401pq approx

Similar Sales:

- 34 Euree Street, Reid - \$2,600,000
- 56 Euree Street, Reid - \$2,800,000 (sold by Agent Team)

* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.