

**48 Booroondara Street, Reid, ACT, 2612**

**CARTER + CO**

**House For Sale**

Wednesday, 31 July 2024

48 Booroondara Street, Reid, ACT, 2612

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Alistair Morrell

0432669784

## Charming Heritage Home

### The Features You Want To Know!

- + 3 spacious bedrooms
- + 1.5 bathrooms
- + Single car garage and Carport
- + Stunning hardwood flooring throughout
- + High ceilings in living and bedrooms
- + Lovely flat backyard as a blank canvas for your imagination
- + Ample renovation and extension possibilities for this beautiful heritage opportunity

### Why You Want to Live Here!

Welcome to 48 Booroondara Street, a charming heritage home in the sought-after suburb of Reid. This delightful property features three spacious bedrooms and 1.5 bathrooms, making it the perfect starting point to secure a piece of arguably one of Canberra's most sought-after suburbs.

The inviting living spaces showcase beautiful hardwood flooring and high ceilings, creating a warm and airy atmosphere. The current layout allows for separation to living spaces, kitchen and dining however the opportunity to open up these spaces and create a lively entertaining space while still keeping that historical nudge is where this really opportunity lies. The lovely flat backyard presents a private oasis, perfect for outdoor gatherings or a green thumbs' blank canvas, with plenty of potential for landscaping or extension.

Situated in a green, leafy street, this home offers the best of both worlds: a tranquil neighbourhood steeped in heritage charm while being just a short walk from Canberra's vibrant CBD. Enjoy easy access to local cafes, boutique shops, parks, and the town centre that enrich the tightly held community lifestyle.

With the city on your doorstep, a beautiful leafy street and the heritage beauty of Reid, this really is a rare slice of Canberra's history not to be missed.

Contact James Carter 0413 974 912 or Alistair Morrell 0432 669 784 for your inspection today.

### The Statistics You Want To Know!

- + EER: 3.5
- + Block: 19
- + Section: 23
- + Living Ground: 59.30m<sup>2</sup>
- + Living Upper: 59.30m<sup>2</sup>
- + Total Living: 118.60m<sup>2</sup>
- + Year Built: circa 1929
- + Rates: \$6,107 pa (approx.)
- + Land Tax: \$11,390 pa if rented (approx.)
- + UV \$1,309,000 (2023)
- + Rental Appraisal: \$670-\$700 per week