

6 Booroondara Street, Reid, ACT, 2612



House For Sale

Friday, 18 October 2024

6 Booroondara Street, Reid, ACT, 2612

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Bree Currall
0262959911



Chloe Lindbeck

Inner City Private Oasis

Welcome to 6 Booroondara Street, Reid, a stunning blend of classic charm and modern comfort, set in one of Canberra's most desirable blue-chip suburbs. Nestled on a picturesque, tree-lined street, this immaculately maintained home offers a rare opportunity to secure a property in an enviable location. Perfect for downsizers who value quality and character without compromise, this residence is more than just a home—it's a serene retreat in the heart of the city.

Sitting on a full quarter-acre block (1060sqm) with a prized north-to-the-rear aspect, the property boasts a beautifully established garden, inspired by Edna Walling's renowned designs. This private sanctuary provides a tranquil escape, ideal for enjoying Canberra's four distinct seasons.

Inside, the home features spacious living areas, including a formal lounge adorned with a cozy fireplace and high ceilings. The open-plan dining space flows seamlessly into a well-appointed kitchen equipped with an electric stove, ample cabinetry, and modern upgrades such as induction cooking and a steam/pyrolytic oven. This is a kitchen designed for those who love to cook, with original light fittings and a charming Rayburn stove preserving the home's unique character.

The flexible floorplan offers two to three generously sized bedrooms, complemented by a large bathroom with a separate shower and W/C. The comfort of the home is further enhanced by hydronic heating throughout, double cell insulating blinds, and the luxury of a four-zone Daikin reverse cycle air conditioning system, smartly integrated with MyAir for remote control. Rich Cyprus Pine floorboards, impressive high ceilings, and classic architectural details run throughout, adding a timeless appeal to every room.

Additional conveniences include a double tandem lock-up garage with extra parking for guests, upgraded 3-phase power, and freshly painted interiors. The property also comes with architectural plans from the award-winning Mather Architecture, with DA approval for an extension, including detailed geotechnical and energy assessments, offering future growth potential.

Beyond the property itself, the location offers easy access to Canberra's finest amenities. You're just moments from the cafes and restaurants at Campbell C5, the bustling Canberra Centre, and the scenic walks around Lake Burley Griffin. Whether it's a morning hike up Mt Ainslie, a stroll to Floriade in spring, or a coffee in the city, this home puts the best of Canberra right at your doorstep. The welcoming and tight-knit community adds another layer of appeal, making this neighbourhood feel like home from the moment you arrive.

If you're seeking a home that combines timeless elegance with modern convenience in one of Canberra's most prestigious locations, 6 Booroondara Street, Reid, is the perfect choice.

* Prestigious blue-chip location in Reid, offering an unbeatable lifestyle and prime city convenience

* Expansive 1060sqm quarter-acre block with desirable north-to-rear orientation and a stunning, private Edna Walling-inspired garden

* Elegant formal lounge, open-plan dining, soaring high ceilings, rich Cyprus Pine floorboards, and timeless architectural features throughout

* Gourmet kitchen with modern upgrades, including induction cooking, a steam/pyrolytic oven, and original Rayburn stove, blending old-world charm with contemporary convenience Flexible layout with two to three spacious bedrooms, offering versatility for families or downsizers

* Premium comfort with cozy gas fireplace, hydronic heating, and four-zone Daikin reverse cycle air conditioning with MyAir smart integration

* Double tandem lock-up garage plus additional guest parking, catering to modern needs

* Includes DA-approved architectural plans by award-winning Mather Architecture, with scope for future extension and growth

* Just minutes to Canberra's CBD, Mt Ainslie walking trails, Campbell C5 dining, Canberra Centre shopping, and top schools

* Set in a welcoming, close-knit community offering privacy, convenience, and year-round garden beauty, all while

enjoying a central location

Rates: \$7,765pa (approx.)

Land Tax: \$17,197 (approx.)

UCV: \$1,660,000 (2023)

EER: 3.5

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