

71 Coranderrk Street, Reid, ACT, 2612



House For Sale

Thursday, 17 October 2024

71 Coranderrk Street, Reid, ACT, 2612

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

The rare opportunity to join nearly 100 years of history

What you see:

Positioned in one of Reid's most prominent tree lined streets, within the Canberra City Centre beltline and occupying an 1,003m² premium Inner North land holding. An unassuming and charming facade with generational appeal that has never looked better.

What we see:

Canberra heritage at its finest.

See more:

Opulent heritage home in tree lined street Charming and manicured façade

Entry foyer

Formal lounge room with fireplace

Open plan dining room

Kitchen with generous storage, island bench, Smeg freestanding gas burner, quality oven and dishwasher, soft close cabinetry, Corian bench tops

Family room with raked ceilings

Storage room off family

Main bedroom with adjoining study or nursery

Bedroom two, three and four with built-in robes

Bedroom three and four with upstairs lofts and external access to pool

Main bathroom with bath and Corian benchtops

Second bathroom, recently renovated

Solid timber flooring throughout all living areas, kitchen, hallways etc

Reverse cycle heating and cooling to front of home (installed in 2019)

Heat pump/air-conditioning to family room

High ceilings throughout

Feature cornices

Picture railing throughout

Timber sash windows

Expansive attic, lined, with built-in ladder

Established and manicured gardens

Solar heated concrete/tiled salt water swimming pool

Rear deck off pool

Double carport plus workshop area to rear ☑ Ample off street car accommodation

Enclosed rear yard

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

Within 10 minutes' walk to Canberra City

Within 15 minutes' walk to Braddon

Within 2 minutes' walk to Campbell High School

Within 5 minutes' walk to Reid Park and Oval

Within 8 minutes' walk to Mount Ainslie walking trail

Within 2 minutes' drive to Ainslie School

Within 3 minutes' drive to Canberra City

Living Size: 221m²

Carport / Store: 63m²

Block Size: 1,003m²

Built: 1930s
Extended: 1995
Renovated: 2001 and 2018
Car Accomodation: 2001
Swimming pool: 2007
Rates: \$6,366 p.a.
Land Tax: \$13,739 p.a (only if rented) UV: \$1,441,000
Land Size: 1003m²
EER: 1.5
Rental estimate: \$1,000 - \$1,200 p.w

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