



## Reid, 13 Elimatta Street

Original Reid Character With Massive Potential!

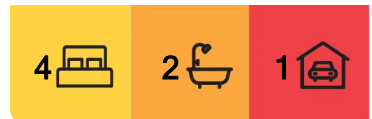
Buyers are attracted to Reid for a host of reasons. From the charm of an original Canberra suburb, the wide, tree-lined streets or an open, garden suburb design that's preserved as a heritage precinct. Elimatta Street sits comfortably in this environment but number 13 offers something different to most offerings that come to market - it's the quintessential blank canvas!

There's no doubt the property needs a lot of work but what a spot to do it in! 13 Elimatta Street is perfectly sited with a desirable north-easterly aspect directly opposite Reid Oval and on the footsteps of Mount Ainslie - it really is the most serene and desirable of blue chip settings and is ready for its new owner to make their dream come true and restore the grandeur and prestige the property once had.

The convenient location is unparalleled - where else can you be walking or cycling distance to national icons such as The Australian War Memorial, old and new Parliament



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
AUCTION

**View**  
[ljhooker.com.au/1HKMK2F92](http://ljhooker.com.au/1HKMK2F92)

**Contact**  
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**EER** ★★★★★

**LJ Hooker Dickson**  
(02) 6257 2111



Houses, the National Library, or Lake Burley Griffin? The City Centre, Braddon and even the Ainslie shops are also just minutes away. In addition to all of this you have an enormous 1,184m2 of land to work with - the potential here is unmatched!

If you're looking to call one of Canberra's finest addresses home and also make your real estate dream come true, this is an opportunity not to be missed! Come along to the next open home or call Andrew on 0403 169 259 to arrange your private viewing.

At a glance:

1926 heritage home in original condition

Large 1,184m2 block

Three bedroom house plus self-contained granny flat

Opposite Reid Oval

Ten minute walk to the CBD and Lake Burley Griffin

Five minute walk to Mt. Ainslie Nature Reserve

Short stroll to the Australian War Memorial

In the catchment area for Ainslie Primary & Campbell High School



## More About this Property

Property ID	1HKMK2F92
Property Type	House
Land Area	1184 m2

**Andrew Browne 0403 169 259**

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