



## Reid, 5 Dirrawan Gardens

You Have to See it to Believe it!

**\*\* INSPECTION BY APPOINTMENT ONLY \*\***

Awarded the Master Builders Association 'House of the Year' on completion in 2010, this project was summed up by the expert judging panel at the time quite simply as "You have to see it to believe it!" When you hear that there is some 625sqm of absolute quality living area plus a further 178sqm of garaging, you begin to ascertain the sheer scope of the home however, it's not until you inspect that you will truly understand its magnificence.

The classic Reid cottage facade belies a stunning and massive residence, unmatched in its ambition and achievement. Nestled within converted and tightly held Dirrawan Gardens and set on a huge parcel of land (1371 sqm), the attention to detail is nothing short of astonishing.



**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.

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**For Sale**

\$3,200,000+

**View**

[ljhooker.com.au/1DX365F92](http://ljhooker.com.au/1DX365F92)

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**EER** ★★★★★

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



The sophistication of the home becomes immediately apparent from the breathtaking entry. Intricate parquet floors extend in all directions, but your eye is drawn to the stunning glass reception gallery teaming with natural light. The feeling of warmth and opulence portrayed pays homage to the golden era of design where art deco themes compliment contemporary comforts.

There are so many well-considered features – the heat-treated curved timber series of windows which form part of the spherical access to the lower floor visible from above, are amongst the most impressive and must be seen to be believed. A grand and elegant curved travertine staircase takes you down to the lower level and its wrought-iron sweep of balustrade is another reminder of the sheer craftsmanship at play here. There are literally hundreds of square metres of hand-cut parquet tiles and the use of timber stone and glass is staggering. The huge formal lounge to the right of the entryway is complete with an ornate marble fireplace – it's the perfect winter retreat. Further exploration on this level will reveal a large and well-appointed kitchen complete with a full-size butler's pantry. Adjoining this is a decadent formal dining room on one side and a smaller or day-to-day meals area on the other. There are three bedrooms including a huge main suite with walk-in robe/dressing room and an impressive ensuite. A purpose-built study completes the accommodation on this level.

Descent of the aforementioned sweep of stairs heads to a large, atrium like space – part ballroom, part gallery – which leads into the incredible sub-ground cinema. Beyond compare, this remarkable, fully fledged theatre features tiered luxury seating, a huge five-metre, widescreen, curved projector screen, state-of-the-art surround sound system, dedicated 'film room' with built-in storage plus a segregated lounge area for post-movie socialising. There's a guest powder room nearby for convenience and yet another gallery space. Also, at the subterranean level you'll find a five-car garage with adjacent strongroom, fire rated up to four hours. A climate-controlled wine cellar and walk-in closet as well as a 70,000-litre rainwater tank (which services toilets and provides irrigation) are amongst other surprises.

A substantial terracotta-tiled rear terrace, overlooking the private and tranquil rear gardens, takes care of the alfresco options for larger group gatherings.

Heritage listed Dirrawan Gardens is absolutely blue-chip Canberra real estate and it's not hard to see why. The garden setting of the suburb, complete with historic Tennis Club and preschool, will never be built out and offers surprisingly easy access to the lake, the growing CBD and Mount Ainslie, with buzzing Braddon not far either. A pinnacle Canberra lifestyle exists both within and just beyond these amazing walls – a home you truly must see to believe.

Ground Floor Area: 378.2sqm

Lower Floor Area: 247sqm

Total Living Area: 625.2sqm + 178.3sqm garage



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## More About this Property

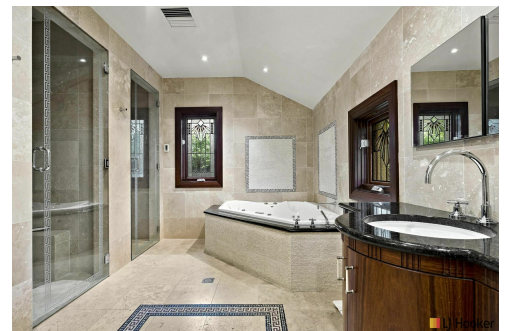
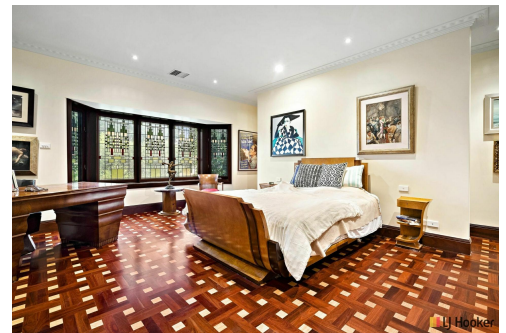
<b>Property ID</b>	IDX365F92
<b>Property Type</b>	House
<b>House Size</b>	625 m <sup>2</sup>
<b>Land Area</b>	1372 m <sup>2</sup>
<b>EER</b>	3
<b>Including</b>	Spa Dishwasher

### Stephen Bunday

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First Floor



Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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