

**235 La Perouse Street, Red Hill, ACT, 2603**



**House For Sale**

Friday, 27 December 2024

235 La Perouse Street, Red Hill, ACT, 2603

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Timeless Inner South Elegance

Offering an array of greenery and a gorgeous façade, this timeless family home is set on a 934sqm parcel. This contemporary home seamlessly flows between indoor and outdoor spaces, making it an entertainer's paradise situated in the highly regarded Inner South suburb of Red Hill.

Stepping in, you are greeted in your main living and dining rooms, offering abundant light through stunning bay windows; an electric fireplace ensures the house stays warm on those cold winter mornings. Branching off the dining room you will also find a sizeable study room. The kitchen is large in size, complimented by sleek modern finishes, quality stainless steel appliances, granite bench tops ample storage and clerestory windows to brighten the space. A large secondary living and dining space can be located off the kitchen, perfect for entertaining with multiple access points to the gardens.

Bedroom accommodation is made convenient and family-friendly with five bedrooms spread across one level. The master suite is segregated to the front of the home, large in size and private with an open layout, a large walk-in wardrobe and an en-suite. A secondary master is located at the rear of the home, featuring a built-in robe, kitchenette and ensuite with a separate powder room. The remaining three rooms are generous in size and offer built-in wardrobes. Two large bathrooms fitted with dual vanities, a bathtub and a separate powder room accommodate for the remainder of the home. A sizable laundry and utility room can be located off the garage and or the kitchen.

Stepping out from any living area throughout the home, the large deck offers low-maintenance living, an in-ground lagoon-like pool and plenty of space for outdoor lounging. The lush established hedging offers privacy, and the mature gardens are manicured in a way where a lovely outlook from every window is guaranteed.

Strategically located, you're placed moments away from Red Hill's finest local cafes, nature walks, the Manuka Precinct and acclaimed restaurants. For those seeking world-class shopping, dining, and cultural experiences, the City and Braddon are within a convenient 9km radius. Moreover, this location grants access to priority enrolment areas for some of Canberra's most prestigious schools, with several highly esteemed private schools within walking distance.

- \* 934sqm parcel
- \* Spacious five-bedroom family home
- \* Formal living and dining rooms
- \* Informal open-plan living and dining area
- \* Bay windows and sash doors throughout
- \* Ornate features keeping the charm of the home
- \* Kitchen with granite island and additional countertops, quality stainless steel appliances, and ample storage
- \* Primary suite with walk-in robe, large ensuite, and double vanity
- \* Secondary suite with built-in robe and ensuite
- \* Three additional sizeable bedrooms, all with built-in robes
- \* Timber flooring throughout
- \* In-ground lagoon-like pool
- \* Large low-maintenance covered deck
- \* Mature manicured gardens
- \* Short 2 minute drive or 10-minute walk to Red Hill shops
- \* Blue ribbon schools in close proximity

Rates: \$7,161pa (approx.)

Land Tax: \$15,705pa (approx.)

UCV: \$1,400,000 (2024)

EER: 1.0

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