

**1/182 La Perouse Street, Red Hill, ACT 2603**



**Townhouse For Sale**

Friday, 10 May 2024

1/182 La Perouse Street, Red Hill, ACT 2603

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 112 m2**

**Type: Townhouse**



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## AUCTION

Positioned just mere stone's throw away from Red Hill shops, this two-bedroom townhouse offers an exceptional entry-level opportunity in a blue-chip location. Stepping in, you are greeted with the open plan living area. The dining space encompasses the updated kitchen which exudes modernity with its stainless-steel appliances, complemented by sleek benchtops and ample storage. At the end of the light filled living area, you enjoy a lovely green outlook. A powder room is made available for guests and convenience. Upstairs, you'll find the two-bedrooms. The north-facing primary bedroom is spacious whilst being inclusive of a built-in robe. The secondary bedroom enjoys a leafy outlook and a built-in robe. The spacious bathroom is inclusive of a bathtub and skylight whilst the powder room is separate. The paved courtyard enjoys sunlight all day whilst being enveloped by greenery. A tranquil space for BBQ's, family gatherings and memories to be made. A garage sits to the side of the home, making this the perfect property to lock-up and leave. Within a brief walk to Red Hill shops, you'll find everything you need for daily living just steps away. From your morning coffee at Fox & Bow Cafe to a quick meal at Bravo Pizza or grabbing groceries at SupaExpress, the convenience of this location is unparalleled. Surrounded by renowned schools such as Red Hill, Forrest, and St. Bedes primary schools, along with Canberra Grammar School, Telopea Park School, and Narrabundah College. Only a 15-minute drive to key destinations like the Parliamentary Triangle, ANU, Canberra City, Woden Town Centre, and Canberra Hospital.\* Two-bedroom, one-bathroom + powder \* 112sqm of internal living, 34sqm of external living \* Open plan living and dining with a green outlook\* North-facing kitchen inclusive of stainless-steel appliances, complemented by sleek benchtops and ample storage\* North-facing primary bedroom inclusive of built in wardrobe\* Sizeable primary bedroom inclusive of built in wardrobe\* Paved courtyard flooded in sunlight all day whilst being surrounded by greenery\* Single lock-up garage with remote access\* Under-stair storage \* Separate laundry\* Close proximity to Red Hill shops and blue ribbon schoolingStrata: \$866pq (approx.)Rates: \$401pq (approx.)Land Tax: \$4,537pa (approx. if rented out)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.