

# 11 Hillebrand Street, Page, ACT 2614



## Sold House

Thursday, 12 October 2023

11 Hillebrand Street, Page, ACT 2614

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Area: 956 m2**

**Type: House**



Samantha Linsdell  
0402507902



Greg Hedger  
0427214337

**\$1,100,000**

This spacious 5-bedroom family home, nestled in a serene and quiet street, offers the perfect blend of comfort and entertainment. Step inside to discover an inviting open-plan living and dining area, adorned with a striking feature fireplace that adds warmth and character. The seamless design allows for effortless transitions to an array of outdoor entertaining spaces, making it an ideal setting for gatherings with friends and family. Upstairs, a dedicated theatre room awaits, perfect for family movie nights or relaxing in privacy. This home also boasts generous storage options, ensuring your belongings stay organized and easily accessible. The heart of this home lies in its outdoor amenities, featuring a delightful swimming pool complete with a thrilling slide for endless summer fun. The alfresco area, adorned with built-in BBQ facilities and retractable screens, provides an ideal setting for outdoor dining and entertaining, no matter the weather. From the street, the home boasts a commanding and attractive facade, hinting at the quality and style that awaits inside. With five bedrooms and a multitude of bathrooms, there's plenty of room for your family to grow and thrive in this exceptional residence. Welcome to a home offering a haven of relaxation and enjoyment, making it the perfect place to create lasting memories. \* Five bedroom home in quiet street\* Four bathrooms/toilets\* Kitchen featuring glass cabinetry, island bench, 900mm freestanding oven and cooktop, ample storage facilities/drawers\* Walk-in Butlers pantry with sink, dishwasher, ample storage facilities\* Generous entry foyer/mud room\* Open plan living and dining area\* Feature fireplace centred in living area \* Built-in robes to all bedrooms\* Ceiling fans to bedrooms 2, 3, 4, 5\* Upstairs theatre room with plush carpet and window coverings\* Additional sunroom/rumpus room off kitchen with carpet and insulation \* Separate office/study nook\* Laundry with storage \* Partial double glazed windows (downstairs bedrooms)\* Electric blinds to all living spaces\* Reverse cycle heating and cooling unit, zoned, with optional app control\* Video door bell with app control\* Security cameras with app control and monitors\* 10KW solar panel system with 14.5KW battery\* Cancer approved semi-automatic kidney shaped concrete pool, recently tiled, solar heated, professional pool slide, feature lighting and waterfall \* Fresh water pool (Hydrogen Peroxide/Ozone System)\* Large courtyard\* Garden sheds\* Eco decking\* Alfresco with blind for optional enclosing, sliding door access, built-in BBQ\* Tandem carport with automatic gate \* Double garage, automatic door with attached tool shed\* 2 car wide driveway with double gates into courtyard for parking boats etcEER: 2 starsBuilt: 1969Rates: \$3,756pa (approx.)Land Tax: \$6,648pa (approx. if rented out)UCV: \$696,000 (2023)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.