

13 Esperance Street, Red Hill, ACT 2603



Sold House

Friday, 1 September 2023

13 Esperance Street, Red Hill, ACT 2603

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

\$1,905,000

Nestled on the high side of a picturesque tree-lined street this charming, immaculately presented family home has been extended and redesigned tastefully by renowned architect Peter Collins. Conveniently located close to popular inner south attractions, the home is well appointed with a sunny northerly aspect, scenic views of Telstra Tower and delightful mature gardens. The interiors are light and bright with a warm, neutral décor and full height timber windows and doors throughout. Well-proportioned living areas, including a formal lounge and dining area at the front offers glorious sun-drenched areas to relax and dine in. Large picture windows also capture mature trees and an enchanting front garden. A beautiful, formal entertaining alfresco courtyard at the rear flows out from the kitchen and family room providing a most inviting garden setting for large gatherings, with mood lighting, and magical gardens filled with camellias, magnolias, and star jasmine hedging, complete with an urn of trickling water. The family room also has a cosy gas fireplace providing warmth over the winter months. Bedroom accommodation provides bright uplifting bedrooms all with delightful garden aspects. The master is generous in size, with full length cedar doors and windows, an ensuite with in-floor heating, walk in robe and outlook over the formal courtyard and gardens. This warm and welcoming home has been lovingly maintained and enjoyed by the family over many years. It's now ready for a new family to move straight in or there is opportunity to extend or rebuild a new family dream home at this sought after Red Hill address. Positioned close to a wide range of highly regarded schools, Red Hill Shops, Manuka and numerous restaurants and cafes, public transport and easy access to main arterial roads with the Canberra Hospital just over Hindmarsh Drive. Features: Popular inner south location. Positioned on high side of tree-lined street. Immaculately presented family home. Views to Telstra Tower from front in winter. Northerly aspect. 4 bedrooms all with garden aspects and built in robes. In floor heating to main bedroom and ensuite bathroom. Formal, lounge and dining overlooking gardens. Outdoor entertaining alfresco courtyard able to cater for over 100 guests + outdoor mood lighting and beautiful gardens with feature urn. Cosy Gas fireplace in family room. Freshly painted partially inside and out. Floor to ceiling cedar timber windows and doors throughout. Weather protector layer of safety glass on entry windows. Crimsafe screen to family room. Ducted gas heating. Evaporative cooling throughout. Wired in sound system. Wired in smoke alarms. Back to base alarm. Neatly maintained lawns and easy care established gardens with mature trees. Camellia hedging at front. Fully automatic Watering system for the entire garden. Single garage plus carport. Separate large modern garden shed. Louvre security gates to back courtyard