

**15/9 Lady Nelson Place, Red Hill, ACT 2603**

CapitalResidential

**Apartment For Sale**

Monday, 23 October 2023

15/9 Lady Nelson Place, Red Hill, ACT 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Cory McPherson  
0261733000

**\$1,000,000+**

**\*\*PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY\*\***Introducing another outstanding product by Doma, apartment 15/9 Lady Nelson Place "The Parks". Renowned for their commitment to exquisite luxury residences, experience the epitome of sophistication with this magnificent two-bedroom, two-ensuite apartment in Canberra's prestigious Inner South. Exuding a Hamptons feel, the 2.7m ceilings create an atmosphere of grandeur, while the 18 sqm (approx) covered terrace offers a private oasis to embrace the serene surroundings and easterly tree top views toward the coastal ranges. The master bedroom boasts a full-length window with balcony access and an oversized walk-in robe +luxurious ensuite. The extended kitchen is a culinary haven with abundant preparation space, extraordinary cupboard storage, and top-of-the-line Miele appliances including a 90cm induction cooktop, pyrolytic oven complemented by stone surfaces and seamless splash-back. Indulge in the luxury of multi-zone, ducted reverse cycle air conditioning, Chevron parquet flooring, 100% wool carpet, fibre to the premise internet, and quality white sheers. This brand new residence is a testament to opulent living in a prestigious location. Meticulous in its planning and exceptional in its design, THE PARKS RED HILL features a mix of luxury apartment residences, terraces and premium land lots. Six beautiful green spaces reflect Red Hill's leafy character, with a serene central park at the heart of it all. A calm sanctuary imagined for the community, tranquil greenery calms the senses, children play and laugh, while neighbours get to know one another. Enjoy leisurely strolls, fresh air or melodious birdsong, and escape for a little while. Property features: Brand new apartment located in The Parks Easterly tree top views toward the coastal ranges Developed by DOMA Built by BLOC Gourmet kitchen featuring stone bench tops, custom joinery, Miele appliances and premium finishes Appliances include pyrolytic oven, microwave, induction stove and dishwasher Open plan living and dining with integrated access to the entertaining terrace Master bedroom with walk in robe, custom joinery and designer ensuite with dual vanity, freestanding bath and oversized walk in shower Privately accessed guest bedroom with built in robe and balcony access Bathrooms include wall mounted vanities, feature tiling, heated towel rails and premium tapware Separate full size laundry with Asko washing machine and condenser dryer Ample storage Oversized, covered balcony with access via both bedrooms and living Engineered timber flooring (Chevron Parquet) Double glazed windows Ducted reverse cycle heating and cooling Two secure car spaces & storage cage Easy access to playgrounds and walking trails Within 2 minutes' walk to Red Hill Shops Within 10 minutes' walk to Red Hill Nature Reserve Within 2 minutes' drive to Red Hill Primary School Within 4 minutes' drive to Canberra Grammar School Within 10 minutes' drive to Canberra CBD Property size: Living: 93 sqm Balcony: 18 sqm Body Corporate: \$3,316 P.A Energy efficiency rating: 6.0 Year of construction: 2023 Rental Estimate: \$850-900 P.W Strata Manager: Vantage Strata Ph. 1800 878 728 Comparable sales

Date	Price	Address
20/10/23	\$990,000	19/6 Lady Nelson Place, Red Hill
19/07/2023	\$935,000	Griffith: 30/18 Austin Street, Griffith
28/09/2023	\$965,000	33/9 Light Street, Griffith
11/11/2022	\$955,000	1B/2 Currie Crescent, Griffith
15/06/2023	\$949,900	Kingston: 13/17 Eastlake Parade, Kingston
13/09/2023	\$945,000	95/43 Eastlake Parade, Kingston
07/11/2022	\$930,000	104/55 The Causeway, Kingston
25/01/2023	\$970,000	Forrest 4/28 Canberra Avenue, Forrest
09/06/2023	\$1,025,000	28/23 State Circle, Forrest
23/11/2022	\$972,000	Forrest