

**18 Scarborough Street, Red Hill, ACT 2603**



**House For Sale**

Thursday, 15 February 2024

18 Scarborough Street, Red Hill, ACT 2603

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1096 m2**

**Type: House**



Bree Prince  
0261821802



Taylor Minchin  
0400280894

## Auction 07/03/24

What you see: An exceptional 1096sqm northerly allotment, within the Mugga Way and Canberra Grammar beltline. Privately set behind established gardens on one of Red Hills most sought after streets. What we see: Opportunity to immerse yourself in the lifestyle that this generational home has to offer. See more: Exclusive address one street from Mugga Way 30m frontage, double brick home Single level residence with renovations preserving the original features Easterly appointed formal living room with original wood fireplace Open plan living and dining leading to the large covered alfresco Renovated gourmet kitchen with stone benchtops, overlooking the covered alfresco and pool area Blackbutt timber flooring throughout Master suite with built in robes and ensuite four additional bedrooms with bedroom 5/studio hosting a 3rd bathroom & separate access Covered alfresco area, with timber decking with access from the family room and back door Ducted gas heating Reverse cycle split system to living area Landscaped gardens, complimented by a pristine inground swimming pool & cabana Garden irrigation system Double garage, with internal access Security system and cameras throughout Tinted windows Within 5 minutes' walk to Canberra Grammar Within 4 minutes' drive to Canberra Girl's Grammar Within 2 minutes' drive to Red Hill Shops Within 2 minutes' walk to Red Hill Nature Reserve Within 10 minutes' drive to the City Within 14 minutes' walk to Red Hill Primary School Total Living: 254m<sup>2</sup> Studio: 18m<sup>2</sup> Garage: 39m<sup>2</sup> Block Size: 1096m<sup>2</sup> Built: 1962 EER: 1.0 Rental Range: \$1,500 - \$1,600 p.w (approx.) Rates: \$8,495 p.a (approx.) Land Tax: \$16,565 p.a (approx. only applicable if rented) Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.