

2/182 La Perouse Street, Red Hill, ACT 2603



House For Sale

Saturday, 13 April 2024

2/182 La Perouse Street, Red Hill, ACT 2603

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 987 m2

Type: House



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Auction 24/04/24

From the moment you enter this stunning three-storey terrace-style apartment, you're greeted by the lower terracotta tiled staircase which takes you to the living area and reveals the wooden staircase with chic black metal handrail that anchors the home's distinct levels. On the first floor, you'll find the heart of the home. The kitchen uses space cleverly and boasts a stainless steel electric oven, sleek glass cooktop and handy breakfast bar. The timber courtyard creates a leafy indoor/outdoor area with the open-plan dining and lounge area, where you can relax or entertain in style. The hardwood floors throughout the rooms add a warm aesthetic and seamless continuity. If the first floor is for living, the second is for relaxing at day's end. Two spacious bedrooms offer tranquil views through established trees that change spectacularly with the seasons. The master is spacious with built-in robes and storage. The second makes a perfect guest bedroom or could be converted into a home office. The large bathroom is a welcome retreat - its dark tiles and bath create a touch of sophisticated luxury. On the ground level, convenience is key with a remote control lock up garage ensuring a secure spot for your car. The large laundry and extensive storage means there's plenty of practical space too. Surrounded by parks and green spaces, this property offers a fantastic blend of location, convenience and style. Located on one of Red Hill's most sought-after streets, its proximity to highly desirable schools, shops and cafes, as well as major employment hubs, makes it perfect for downsizers or small families. 2/182 La Perouse Street is more than just a residence - it's a haven just waiting for you to call your new home.

HIGHLIGHTS Central living area opens out to sunny north facing paved courtyard Open timber stairs, metal balustrade, rendered brick walls provide character and design Freshly painted and original hardwood floors throughout Elevated green outlooks and natural light Dual level layout separates living and accommodation zones Both bedrooms have built in robes Kitchen boasts a stainless steel electric oven, dishwasher, sleek glass cooktop and handy breakfast bar Main bathroom with retro inspired fixtures and fittings and separate bath and shower Energy efficient gas heater in living room NBN or iinet VDSL and Foxtel dish Separate laundry Privacy and blackout roller blinds Single lock up garage with remote access and additional storage Single allocated car space in front of the garage Quiet boutique complex surrounded by trees Opposite Red Hill shops and local institution Fox & Bow Cafe Close to quality schools, short drive to Manuka Village **CLOSE PROXIMITY TO** Situated just a short stroll to the Red Hill shops, you'll have all your daily needs right at your fingertips. Whether it's grabbing a coffee from Fox & Bow Cafe, a bite to eat from Bravo Pizza or picking up groceries from SupaExpress, the convenience of this location cannot be overstated. Surrounded by excellent schools, including Red Hill, Forrest and St Bedes primary schools, as well as Canberra Grammar School, Telopea Park School and Narrabundah College. 15 minute drive to the Parliamentary Triangle, ANU, Canberra City, Woden Town Centre and Canberra Hospital. **STATISTICS** Block: 8 Section: 12 EER: 5.5 Home Size: 106m² Rates: \$703 per quarter Body Corporate: \$783.50 per quarter