

**226 La Perouse Street, Red Hill, ACT 2603**



**House For Sale**

Tuesday, 26 December 2023

226 La Perouse Street, Red Hill, ACT 2603

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Mario Sanfrancesco  
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## **Forthcoming Auction**

First Open Home Scheduled for Saturday 13th January 2024 Time TBCA rare and rewarding development opportunity exists in Red Hill. Positioned in a RZ2 core area on a 1000m<sup>2</sup> block this property represents good value and will be highly sought after by developers, builders or the like. (Plans have already been drawn up for a development on this site and are available on request.)The existing residence is currently positioned in an established tree lined street and the home itself is a simple four-bedroom home, presented in largely original condition. It has a functional layout and has been extended to provide a second living space with the addition of a north facing family room with a garden outlook.The property is just a short walk to a range of schools and amenities including Red Hill Primary and Red Hill Shops and cafes.This is the ideal opportunity to secure the perfect development block.Features:- Original four-bedroom home in a sought-after Red Hill location- Sited on a large block of over 1,000m<sup>2</sup> in a suburban core area- Ramp installed to the front of the property for ease of access- Ideal development opportunity in a lovely tree lined street- Two living areas including a split-level family room with floor to ceiling glass- Ducted gas heating - Functional kitchen with standalone electric cooktop + good storage- Four generous bedrooms with built in robes to two bedrooms + split system unit to the main bedroom- Three-way bathroom with a separate bath and toilet- Walk in linen cupboard to the laundry- Two large lockable rear storage areas to the rear garden- Expansive rear garden with established deciduous tree and backing greenbelt- Location perfect only a short drive to the local schools, shops, Manuka and Canberra City