231 La perouse Street, Red Hill, ACT 2603 House For Sale



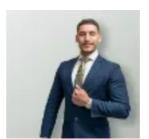
Thursday, 9 May 2024

231 La perouse Street, Red Hill, ACT 2603

Bedrooms: 7 Bathrooms: 3 Parkings: 3 Area: 900 m2 Type: House



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AUCTION

Positioned within the prestigious suburb of Red Hill, this dual residence is set on a 900sqm parcel and presents a unique opportunity for potential subdivision in the future. A renovated four-bedroom family home sits at the front of the parcel whilst a newly built three-bedroom home occupies the rear. The offering, fit for mutli-generational families, dual-income investment, Airbnb or even living in one of the homes and renting the other. Residence 1* Four-bedroom, two-bathroom family home* 2.0 star energy efficiency rating* 185sqm (approx.) of internal living * Renovated to a high standard* Ducted air conditioning by Daikin, 18KW three-phase system * Full suite of Miele appliances including stove, cooktop, rangehood, microwave, steam oven, combo steam cooker and integrated dishwasher * Tile flooring and newly carpeted bedrooms * Solid interior doors ensure minimal noise transmission * Under-tile heating in living area and main bathroom * Primary bedroom inclusive of a walk-in wardrobe and ensuite* Three sizeable bedrooms* Bespoke kitchen with built-in cupboards* Stylish Italian-made splashback* Customized pantry with organizers * Recently painted exterior and window frames * Elegant brass chandeliers * Rare NBN Fiber connection to the main house (a rarity in Red Hill), providing high-speed internet * Two sets of 6.6kw solar panels with optimizers and monitoring system (totalling over 13kw) * Two sets of 5kw SolarEdge inverters (totalling 10kw), enabling simultaneous electric vehicle charging * Additional split-system air conditioning in one bedroom* Swan 6-camera security system* Sunroom/Conservatory hosting exceptional views* Newly constructed merbau deck inclusive of a water feature, fan, built-in pots, and outdoor kitchen/BBQ with a fridgeResidence 2* Three-bedroom, one bathroom home* 88sqm (approx.) of internal living + garage* Newly built residence * 6.0 star energy efficiency rating* Low-maintenance outdoor area* Bosch appliances* High-speed NBN connection linked to the main house* Conduit line installed for future NBN connection* Separate pathway access* One of the bedrooms features a separate access door, ideal for running a business without affecting the privacy of the main entrance* Stiebel Eltron electrical hot water system for efficient heating* Samsung ducted air conditioning ensuring comfortable temperatures throughoutRates: \$7,032pa (approx.)Land Tax: \$13,509pa (approx. if rented out)UCV: \$1,400,000 (2023)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.