

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 fridge

Residence 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 throughout

Rates: \$7,032pa (approx.) Land Tax: \$13,509pa (approx. if rented out) UCV: \$1,400,000 (2023)

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