

**28 Pelsart Street, Red Hill, ACT 2603**



**House For Sale**

Friday, 1 March 2024

28 Pelsart Street, Red Hill, ACT 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 702 m2**

**Type: House**



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**\$1,689,000+**

Occupying a 702sqm north to rear parcel whilst being positioned in Red Hills highly regarded Pelsart Street, this unique home offers a largely original residence with an outstanding opportunity for full knockdown/rebuild, preserve, and extend or even just a foot in the door into a blue-chip location. The home itself is in excellent order. A living area, and separate dining room provides ample space for entertainment. The kitchen has been updated with new appliances. All three bedrooms are sizeable, the master bedroom is segregated from the rest with an ensuite. An outdoor pergola overlooks the landscaped rear of the home. 28 Pelsart Street offers perfect proximity to all that Red Hill has to offer. Just a short stroll to Red Hill shops, Red Hill Primary and walking distance to Canberra Grammar, St Bedes and the great nature trails of Red Hill, all whilst being close to Manuka, Kingston and Fyshwick markets. \* 702sqm parcel\* North to the rear aspect looking back at the city\* Wide frontage\* Liveable home with three bedrooms and two bathrooms\* Updated appliances in kitchen\* Knock down re-build opportunity \* Close proximity to Red Hill shops, high-profile schooling options and minutes from Manuka, Kingston and Fyshwick markets Rates: \$6,758pa (approx.) Land Tax: \$12,936pa (approx.) UCV: \$1,600,000 (approx.) 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.