

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



**Sold House**

Friday, 11 August 2023

31 Pelsart Street, Red Hill, ACT 2603

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 1370 m2**

**Type: House**



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## Contact agent

What you see: An elevated, North facing family oasis by renowned architect Terry Ring and positioned just five minutes' walk to Canberra Grammar. Extensively renovated and extended to the highest modern standard, creating a turn-key lifestyle in this tightly held pocket on the Canberra Grammar belt line. What we see: Everything on the wish list. See more: Renovated by Terry Ring Architecture North-east facing, architecturally designed residence Expansive entry with custom pivot front door Chef's kitchen with marble benchtop, built-in wine fridge and timber veneer highlights Miele appliances, including integrated fridge, freezer and dishwasher, induction cooktop, coffee machine, conventional oven and combined steam and microwave oven Butler's pantry Formal and informal living spaces with expansive floor to ceiling windows Integrated outdoor entertaining areas Master bedroom with dressing room, study and stunning en-suite with dual vanities and marble benchtop Four additional spacious bedrooms with built in custom robes Four high-end bathrooms and two additional powder rooms Bedroom five designed as self contained quarters with kitchen, private lounge and bathroom Bathrooms include underfloor heating Flexible floor plan with multiple living spaces including three studies Media room Ducted and zoned reverse cycle air conditioning Timber flooring Double glazing Magnesium swimming pool with heat pump 19kw solar system with smart app control Three phase power Double garage with built in electric car charger Fully landscaped gardens with automatic irrigation controlled by wi-fi Wifi extenders Security system Within 5 minutes' walk to Golden Grove Park and Playground Within 6 minutes' walk to Red Hill Nature Reserve Within 5 minutes' walk to Canberra Grammar School Within 3 minutes' drive to Red Hill Primary & St Bede's Primary Within 2 minutes' drive to Red Hill Shops Within 13 minutes' drive Canberra CBD Total GFA: 525m<sup>2</sup> Living total: 444m<sup>2</sup> Garage: 42m<sup>2</sup> Block Size: 1370m<sup>2</sup> EER: 4.0 Built: 1964 Rental range: \$1,900 - \$2,000 p.w Rates: \$6,929 p.a Land Tax: \$12,410 p.a UCV: \$1,690,000 (2022) Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.