

31 Roebuck Street, Red Hill, ACT 2603



House For Sale

Wednesday, 12 June 2024

31 Roebuck Street, Red Hill, ACT 2603

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 959 m2

Type: House



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AUCTION

Perfectly situated adjacent to Oscar's Park whilst offering breath taking panoramic city views, this exceptional property spans two spacious levels and seamlessly blends timeless elegance with modern comforts. Stepping in, you'll be welcomed by wooden accents that exude warmth and charm, creating an inviting and cosy atmosphere. The living area features high ceilings that enhance the sense of space, and an original fireplace that not only separates the study from the living area but also adds a touch of classic elegance. The kitchen, meticulously maintained and updated over time, featuring stainless steel appliances, a breakfast bar, and ample storage. Three bedrooms are on this level, all of which holding built in robes. Upstairs, a multipurpose wing is convenient for many different family structures. The bar/kitchen looks out to the living area that flows out of the sliding doors to the deck with immaculate panoramic views. A bedroom is to one side of the space inclusive of a built-in robe and updated ensuite. A dining room is to the other side of the space. Tucked away is the powder room for convenience. The grounds that surround the property have matured over time and created a leafy haven. A lovely courtyard is enveloped by green and complimented by a fountain. Plenty of space for storage sits under the home with the space set up as a workshop. 31 Roebuck 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.* Four-bedroom, three-bathroom family home* Immaculate uninterrupted city views* Adjacent to Oscar's Park* Wooden accents throughout the home* Original functioning fireplace* Well-kept kitchen with quality appliances* High ceilings* Multipurpose wing upstairs inclusive of a bedroom, ensuite, powder, living area, dining space and deck with stunning views* Matured landscaping * Under-house storage with workshop* Double garageRates: \$7,235pa (approx.)Land Tax: \$13,935pa (approx.)UCV: \$1,554,000 (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.