

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



**Sold House**

Monday, 23 October 2023

45 Pelsart Street, Red Hill, ACT 2603

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Area: 967 m2**

**Type: House**



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**\$4,400,000**

Pre-eminent position intertwines with stunning design and flawless craftsmanship, this newly built residence is one of a kind. Thoughtfully designed across two levels and positioned on a 967sqm parcel, brimming with style and substance via cleverly selected materials and textures, gorgeous colour palette and an abundance of striking features, every part of this home is both divinely functional and enviably finished. On a prominent corner with dual frontage, the exterior of the residence consists of dark bricks and floor to ceiling glass creating a captivating facade that sets it apart from the rest. The home, soaring ceilings and full height windows seamlessly connecting indoor and outdoor living, with a multitude of palatial living spaces flowing out to the show stopping poolside entertainment, the spa inspires visions of year-round gatherings with family and friends. The kitchen is exquisite and offers a plethora of features. With a stunning natural stone island bench top, large butler's pantry with integrated pivot door access, dual oven, and combination oven & plate warmer, induction and gas cooktop, integrated fridge and freezer, and a large breakfast bar, this custom kitchen design is sure to impress. The on-show wine cellar and Vintec fridge blend elegantly into the home's design. The living area is highlighted with the beautiful fireplace. Accommodation is generous and well-conceived, with five spacious bedrooms across the home, all enjoying either large built-in or walk in robes. The segregated master suite features his and hers walk in robes and a sizeable ensuite. The other three bathrooms provide attention to design, space and quality finishes befitting the overall ambiance of the property. To the side, the four-car garage allows for internal access to the property. The heart of the block is where entertainment is best. The large sliding doors bring an indoor-outdoor feel, looking out to the landscaped pool and entertaining area. The rest of the backyard has plenty for everyone. Offering a covered alfresco built in BBQ and fridge, and a generous grassed area for all your entertaining needs.\* 384sqm of internal living plus 76sqm garage on 967sqm parcel\* Five bedroom + study & 4.5 bathrooms\* Natural stone bench tops\* Large butler's pantry with integrated pivot door access\* Dual oven and combination oven/plate warmer\* Integrated fridge and freezer\* Multiple indoor and outdoor living areas\* Fibreglass pool and separate spa\* Built in BBQ and outdoor fridge\* Wine cellar and Vintec fridge\* LED back-lit mirrors in all bathrooms\* Segregated master suite features his and hers walk in robes and a sizeable ensuite\* Four car garage\* Automated blinds throughout\* Hydronic under tile heating\* Low-maintenance garden suited for dry conditions\* Double-glazed windows throughout\* Security Cameras & speaker system throughout Rates: \$6,090pa (approx.) Land Tax: \$11,543pa (approx. if rented out) UCV: \$1,370,000 (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.