

5 Esperance Street, Red Hill, ACT 2603



House For Sale

Sunday, 26 May 2024

5 Esperance Street, Red Hill, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 729 m2

Type: House



Josh Morrissey
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Anthony Weston
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Auction 15/06/24

What you see: Privately positioned and set back from the street this Mediterranean inspired and modernised home epitomises a turnkey lifestyle in the heart of the inner south. Renovated throughout, including triple glazed thermally broken windows, this home is positioned within close proximity to a league of public and private schooling options underpinning the value of this exceptional location. What we see: Modernised to suit any lifestyle and ready for its new owner. See more: Renovated single level residence. Gourmet kitchen featuring 400mm Caesarstone island bench with ample storage, Falmec Italian rangehood and rose gold tapware. Bosch and Fisher & Paykel appliances include 900mm oven, induction cooktop and dishwasher. Featured ceiling lighting with 600 fibre optics embedded. White washed Tasmanian Oak flooring. Master bedroom with built in robes and en-suite with 24 carat gold plated premium tapware. Additional two bedrooms with built in robes. Ducted gas heating and evaporative cooling. European triple glazed windows. Main bathroom featuring claw foot cast iron bathtub, 24 carat gold plated premium tapware and wall hung vanity. Magnesium pool with Italian mosaic tiles, solar heating and new glass fencing. Multi purpose pool house/guest house. Multiple outdoor entertaining areas. Timber deck. Sizeable back and front yard with privacy hedges, irrigated and manicured gardens. Under house storage. Alarm system. Double garage with epoxy resin flooring. Within 6 minutes' walk to Red Hill Shops. Within 8 minutes' walk to Mount Mugga Mugga Nature Reserve. Within 2 minutes' drive to Red Hill Primary School. Within 3 minutes' drive to Canberra Grammar School. Within 14 minutes' drive to Canberra CBD. Total Living: 111m². Pool House: 21m². Garage: 45m². Block Size: 729m². Built: 1962. EER: 6.0. Rental Range: \$950 - \$1,000 p.w (approx.). UCV (2023): \$1,301,000. Rates: \$7,568.46 p.a (approx.). Land Tax: \$14,636.20 p.a (approx. only applicable if rented). 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.