

**6/9 Lady Nelson Place, Red Hill, ACT 2603**



**Apartment For Sale**

Saturday, 18 May 2024

6/9 Lady Nelson Place, Red Hill, ACT 2603

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Christine Bassingthwaighte  
0262952433



Mia Chamberlain  
0262952433

## For Sale

Welcome to 6/9 Lady Nelson Place, Red Hill! This charming residence offers the perfect combination of modern amenities and classic appeal. Located in the prestigious suburb of Red Hill, this property is an ideal first home or an amazing investment opportunity. Featuring one bedroom, one bathroom, and a beautifully landscaped terrace, this home is perfect for entertaining guests or relaxing with loved ones. The open-plan living area is flooded with natural light and high ceilings, creating a warm and inviting atmosphere throughout. Conveniently located close to schools, parks, shops, and public transport, this property offers the best of both worlds - a peaceful suburban lifestyle with easy access to all the amenities you need. Don't miss out on this fantastic opportunity to make 6/9 Lady Nelson Place your new home!

Features: - Beautiful north-facing terrace - Open kitchen, living and dining area - Herringbone timber flooring throughout - Miele integrated dishwasher and microwave - Miele pyrolytic oven, induction cooktop and range hood - Stone benchtop and marble splashback - Parisi bathroom fixtures and tapware - Pelmet and custom window furnishings including sheers - Zoned ducted reverse cycle air-conditioning - Spacious bedroom with walk-in robe, through into the bathroom - Separate bathroom access - Separate toilet to bathroom - Hidden laundry room - Ample kitchen storage - Double glazed sliding doors onto terrace - Secure basement parking space with storage - NBN and data connections  
EER: 6.0  
Block Size: 1509m<sup>2</sup> Living Size: 71m<sup>2</sup> Terrace Size: 47m<sup>2</sup>  
Unimproved Value: \$8,500,000 (2023)  
Body Corporate (6 months): \$1,156.82  
Land Tax: Not Applicable  
Water and Sewerage Rates: \$747.04 pa  
Note all figures and measurements are approximate!