

9 Hicks Street, Red Hill, ACT 2603

LUTON

House For Sale

Saturday, 9 December 2023

9 Hicks Street, Red Hill, ACT 2603

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 692 m2

Type: House



Sophie Luton
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Auction

The residence is privately positioned behind a semi-circular driveway and is situated in a highly desired location only 500 metres approx from Canberra Grammar School. Designed with family living and entertainment in mind, it offers three living areas, a well-equipped open plan kitchen with meals area and four generously sized bedrooms over one level, making every day living a breeze. The external attributes include a very private alfresco area with automatic vergola, polished wood flooring, an integrated BBQ and a countertop all surrounded by immaculate and easy to maintain grounds. With car accommodation for over 3 cars with a double garage, separate single garage plus additional off-street parking to the side of the property with the additional circular driveway. The location is exceptional, with walking distance to quality schools including Canberra Grammar School, Red Hill Primary and only a 10-minute approx. walk to the Red Hill Shops. A family lifestyle opportunity not to be overlooked. Features: Very desirable location; only 500 metres approx to Canberra Grammar School 800 metres to Red Hill Primary 1km approx to Red Hill Shops Walk to Red Hill walking trails Very close to St Clare's and St Edmunds and Narrabundah Colleges Semi-circular driveway Manicured and established gardens Double garage with automatic doors, internal access and ceiling storage and built-in cupboards Additional garage/workshop with built-in-cupboards Plus, additional off-street parking to the side of the property Formal lounge and dining room Meals and family room Rumpus room with ceiling fan and shade and block out blinds Kitchen is well-equipped with granite benchtops, stainless steel appliances and the centre hub of the home, overlooking the casual living spaces, alfresco and back garden Main bedroom with robe, walk-in-robe and ensuite with in-floor heating Main bathroom sensationally updated with floor to ceiling tiles, recessed cabinets, double vanity shower, bath and separate toilet Bedrooms two, three and four with built-in-ropes Alfresco entertainment area with deck, vergola, outdoor kitchen with BBQ, sink and hot/cold plumbed water Mud room – adjoining garage to house Large laundry Downlights Ducted gas heating Evaporative cooling Double glazed windows and front and side door LED Lights Solid Timber floors Under floor storage Excellent storage throughout house and in garage ceiling Security system Sensor lights Automated floor lights Automatic sprinkler system (front and back) 2500L water tank Courtyard between garage and rear garage with water feature 2 wall connected retractable hose reels Upgraded electrical main circuit UCV: \$1,500,000 approx Land Rates: \$6618 approx Block size: 692m2 approx EER: 6 Internal living area: 200m2 approx