

9 Roebuck Street, Red Hill, ACT 2603



## House For Rent

Monday, 22 April 2024

9 Roebuck Street, Red Hill, ACT 2603

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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**\$1,400 per week**

Adjacent to a large reserve, this charming home is both warming and inviting. Wooden floors and neutral tones take full advantage of the abundant natural light, streaming in from the north to the rear aspect, ensuring the multiple living spaces bright and relaxing. The good-sized kitchen boasts an eye-catching bay window over the sink and abundant bench space and storage. Accommodation is generous, with the main suite enjoying garden outlooks, a walk-in robe, ensuite and large private study. Privacy is enhanced with the additional 3 bedrooms, enjoying built-in robes, positioned at the opposite end of the home. Underneath, a versatile 5th bedroom/ensuite combo provides a hard-to-find flexibility to the floorplan, with an additional, free-standing studio in the back yard providing the perfect creative space. Add to this the sparkling pool, clever/usable outdoor spaces and undercover terrace.

- Multiple living spaces, including formal lounge, separate living, with formal dining and meals areas opening out to north facing undercover terrace
- Good-sized kitchen with bay window over sink, gas hob, 900mm oven and abundant bench space and storage
- Main bedroom suite, walk-in robe, ensuite and additional private study
- Three additional bedrooms all with built-ins
- Large main bathroom with corner shower and stepped bathtub, skylight, and great storage
- Separate, under house studio/bedroom with own bathroom + additional backyard studio/creative space
- Wooden floors, cedar windows and doors, downlights, and ducted underfloor heating
- In-ground swimming pool, large internal laundry, and 2-car undercover carport
- EER: Unknown
- Available Wednesday 15th May, 12+ month lease
- Pets require Lessor's consent
- The property complies with the minimum ceiling insulation standards
- The pool was installed prior to 1st May 2013 and is compliant with the prescribed safety standards

Open for inspection times may be subject to change, please register or book an inspection to receive updated notifications. Follow the link to book an inspection or submit an application: <https://www.2apply.com.au/agency/bellecanberra> To pre-apply before viewing, enter the code BELLE2604. 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.