

**155 La Perouse Street, Red Hill, ACT, 2603**



**House For Sale**

Wednesday, 21 August 2024

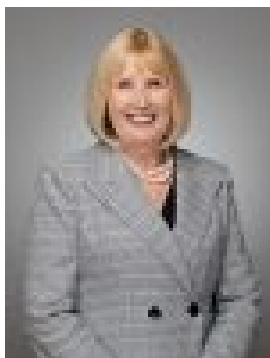
155 La Perouse Street, Red Hill, ACT, 2603

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Christine Bassingthwaighte

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## Situated in the Highly Sought-After Suburb of Red Hill

155 La Perouse St is situated in the highly sought-after suburb of Red Hill, on a generous block with a wide nature strip. Its three north-facing front rooms enjoy an uninterrupted view of the large parkland, playing fields and distant wooded hills opposite.

The mature deciduous trees and grapevines of its well-maintained garden allow sunlight to flood its rooms in winter, cool them in summer and dapple them with the glorious colours of autumn. Every window looks out on greenery.

Located only minutes' walk from the Red Hill Primary School, bus stops and the Red Hill shops, it is also close to the delights of Manuka and several prestigious public and private schools.

Its living areas are open and ideal for entertaining and the separate entrance of its front facing sunroom makes it an ideal space for business or professional use. Its bedrooms are quiet and private with generous storage.

At the heart of the home is a well-equipped kitchen with large cupboards and high-end appliances. Its adjacent dining area is ideal for family dinners and gatherings.

A cosy rumpus room with access to the private back garden and terrace provides a generous playroom for children. This much-loved family home has not been offered for sale for over fifty years. Now it can be yours.

### Features:

- Double glazed windows
- Well equipped kitchen with gas cooking
- Five bedrooms
- Two Bathrooms
- Rumpus with extra study area
- North facing lounge and separate dining
- North facing sunroom, with separate entrance ideal for small business office
- Double garage, with separate workshop
- Richly planted established gardens, automatic sprinklers
- 833sqm block, 200.60 sqm home, built in 1961
- Well maintained inside and out
- Minutes to Manuka Village
- Close to state and private schools and local shops
- Uninterrupted park views

EER: 3.0

Rates: 1,557 pq

Land Tax: \$3,211 pq

Note: all figures are approximate