

18 Cutty Sark Lane, Red Hill, ACT 2603



House For Sale

Monday, 8 July 2024

18 Cutty Sark Lane, Red Hill, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Michael Morris
0419888627

By Negotiation

What you see: Prime north-facing townhouse with every amenity you need. What we see: Stockland's townhouses, best in class. See more: Brand new construction - due September 2024. Large footprint spanning 231m² of total space. Single title (no strata fees). 2.7m ceiling height in all living areas and bedrooms. Sun-drenched master suite overlooking the park. Three well-sized bedrooms upstairs with an entertainer floorplan downstairs. Double-glazed windows throughout. Skylights in upstairs hallways, bathroom, and ensuite. Gourmet kitchen with 40mm stone island benchtop with waterfall edges. Miele appliances including induction cooktop, oven, and dishwasher. Standalone laundry/butler's pantry. Powder room on ground floor. Ducted reverse cycle heating and cooling. Engineered timber floors throughout kitchen and living areas. 100% wool carpeted flooring in bedrooms and hallways. Electrical underfloor heating in bathrooms and ensuites. 3KW solar panel system with inverter. Secure double-car lock-up garage. Buyer selected upgraded solar battery pack. Buyer selected light color scheme. Buyer selected upgraded built-in Miele microwave oven. 2 minute walk to Fox & Bow. 2 minute walk to Red Hill Butcher Shop. 2 minute walk to SupaExpress. 4 minute drive to Canberra Grammar School. 5 minute drive to Manuka Village. 8 minute drive to Old Kingston. 15 minute drive to Canberra CBD. Lower Living: 84m². Upper Living: 81m². Total Living: 165m². Alfresco: 18m². Garage: 38m². Built: Completion due September, 2024. EER: 7.7. Rates: \$3,777 p.a. Land Tax: \$6,695 p.a. Disclaimer: The above figures are approximate only. 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.