

**195A La Perouse Street, Red Hill, ACT 2603**



**Terrace For Sale**

Thursday, 4 April 2024

195A La Perouse Street, Red Hill, ACT 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 149 m2**

**Type: Terrace**



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**\$1,730,000+**

Crafted by Stockland and Doma, 'The Parks Red Hill' unveils an exclusive village enclave within this esteemed suburb, cocooned by verdant gardens and lively plazas. This development is meticulously designed to enhance the atmosphere and elevate the finishes, tailored to satisfy the discerning tastes of its residents. Nestled within this enclave are six idyllic green spaces that resonate with Red Hill's lush charm, with a peaceful central park serving as the heart of it all. This tranquil oasis encourages a sense of community, where residents can unwind amidst the embrace of nature, accompanied by the joyful sounds of children playing and laughter filling the air. Expected to be completed by mid-2024, this remarkable terrace provides an approximate internal living space of 150 square meters spread across two levels. The expansive north-facing living and dining area with soaring 2.7m height ceilings, seamlessly flows into a landscaped entertaining courtyard through full-height, double-glazed sliding doors. The kitchen, adorned with a stone benchtop, showcases premium Miele appliances throughout (gas cook-top, oven, range-hood, dishwasher). Convenience intertwines with luxury on the ground level, featuring a laundry, powder room, and internal access to the double garage, along with ample storage space beneath the stairs. Upstairs, three generously proportioned bedrooms await, with the north-facing master suite leading onto a balcony. Both the main bathroom and ensuite offer the comfort of underfloor heating and full-height tiling. Skylights adorn the upper level, flooding the space with natural light, complemented by a spacious second living room, perfect for relaxation or as a home office. Engineered for sustainability, this home boasts a 3.3kW PV solar system and an impressive 8.0-star energy rating, ensuring substantial savings on energy bills. Immerse yourself in the epitome of luxury living with a separate title in 'The Parks, Red Hill', where every detail has been meticulously crafted to offer a lifestyle of unparalleled comfort and sophistication.\* Newly constructed terrace\* Separate title, eliminating body corporate fees\* 2.4m height ceilings in bathrooms and 2.7m height ceilings in bedrooms and shared areas\* Rare corner position with huge outdoor space, optimal for gatherings\* North-facing living and bedrooms\* Separate entertaining areas spanning two levels\* Miele appliances throughout\* Zoned ducted reverse cycle heating & cooling\* Parisi bathroom fixtures and tap-ware\* European engineered timber flooring in all living areas, 100% wool carpet in bedrooms\* Solar panel with 3.3kW capacity\* Opticomm fibre to home internet, (connect up to 1000 Mbps plans) the highest speed possible in Australia \* Stunning mountain views, particularly from the upper level\* Skylights above the hallway\* Close proximity to highly sought after blue ribbon schooling 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.