

201A La Perouse Street, Red Hill, ACT, 2603



House For Sale

Thursday, 15 August 2024

201A La Perouse Street, Red Hill, ACT, 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Newly built, modern townhouse in the heart of Red Hill.

What you see:

This brand new townhouse is centrally located within leafy Red Hill. This spacious design offers sophisticated and timeless amenity creating a new luxury offering for the area.

What we see:

Low maintenance meets optimum convenience and lifestyle in a premium inner south location.

See more:

Brand new construction ready to live in

Situated at the front of the new Parkes villa development

Dark European inspired timber flooring throughout ground floor and stairs

100% wool carpet in bedrooms and hallways upstairs

3KW solar panel system and inverter saving electricity bills

Able to connect up to 1,000 Mbps, smooth and fastest possible fibre internet speed in

Australia, via OPTICOMM technology.

Beautiful window treatment quality curtains and blinds installed post

2.7m high ceiling in bedrooms and living area and 2.4m ceiling in bathroom and laundry

Double glazed powder coated aluminium glass windows and external sliding doors

Spacious open planned living and dining, with sliding door access to the wrap around courtyard

Beautiful Miele appliances throughout

Spacious kitchen hosting stone benchtops, Integrated dishwasher, double stainless steel sink and soft closing & push drawers

Downstairs powder room

Large under stair storage

Master suite hosts a large walk in wardrobe, private balcony, ensuite with floor to ceiling tiles, heated floors and towel rails & behind mirror storage

Two additional bedrooms, both with built in wardrobes

Second spacious living area

Main bathroom hosting heated floor & towel rails, floor to ceiling tiles, deep sunken bath & behind mirror storage

Internal access to spacious double garage

Ducted heating & cooling, that can be zoned to living areas and bedrooms

Paved courtyard

2 minute walk to Fox & Bow Cafe

2 minute walk to Red Hill Butcher Shop

2 minute walk to Red hill super market - SupaExpress

5 minute walk to Red hill Primary school

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: 76m²

Upper Living: 92m²

Balcony: 5m²

Total Living: 168m²

Garage: 37m²

Courtyard: 16m²

Built: 2024

EER: 8.1

Rental Appraisal: \$1,200 - \$1,300 p.w.

Rates: \$3,540 p.a (approx.)

Land Tax: \$6,768 p.a (approx.)

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