

22 Pelsart Street, Red Hill, ACT, 2603



House For Sale

Thursday, 18 July 2024

22 Pelsart Street, Red Hill, ACT, 2603

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Louise Harget

Elegant Residence with Unmatched Craftsmanship

This newly built Red Hill home embodies elegance and craftsmanship, boasting a pre-eminent position and stunning design. Tastefully designed across two levels on a 878sqm parcel, it incorporates style, substance and strategic elegance, with every detail carefully considered. Every part of this home is incredibly alluring and enviably finished.

The exterior features contemporary beige bricks and dark Enseam vertical cladding with touches of timber, creating an architecturally captivating facade. Inside, high ceilings, electric operable skylights and full-height windows seamlessly connect indoor and outdoor living spaces, leading to palatial living areas and a spectacular poolside entertainment area.

The exquisite kitchen offers a plethora of features, including an elongated Dekton stone island benchtop, a large butler's pantry and wine cellar with integrated pivot door access, Pyrolytic Oven, Combination Steam Oven, Induction cooktop and MasterCool fridge, and a large breakfast bar.

Ascending the American oak solid timber staircase, you will find four impressive bedrooms, each with large built-in or walk-in robes. The segregated master suite features his and hers walk-in robes, a sizeable ensuite and the ideal Canberra view. The guest bedroom, boasting an additional ensuite, is found downstairs, allowing for visitor segregation or multigenerational families. The main bathroom, and two powder rooms, are designed with space and quality finishes befitting the overall ambiance of the property. A two-car garage with epoxy flooring provides internal access to the home.

The heart of the block is perfect for entertainment, with large sliding doors creating an indoor-outdoor feel that overlooks the landscaped pool, covered alfresco and entertaining area. The covered alfresco boasts a built-in BBQ, as well as a generous grassed area for all your entertaining needs. The fire pit inspires visions of year-round gatherings with family and friends.

This residence truly exemplifies the pinnacle of luxury living, with every detail thoughtfully considered and expertly executed.

- * A Heyward Lance Architecture design and built by Classic Constructions
- * Five bedrooms with custom joinery + study
- * 3 bathrooms + powder room
- * Combination of American oak timber and enamel acrylic soft close kitchen doors and drawers and Dekton benchtops
- * Miele Kitchen Appliances, Pyrolytic Oven, Combination Steam Oven, Induction cooktop and MasterCool fridge with Butler's Pantry
- * Large butler's pantry and cellar with integrated door access and custom joinery
- * Polished concrete floors
- * Integrated Villeroy and Bosch appliances
- * Multiple indoor and outdoor living areas
- * Heated, tiled pool, courtyard and fire pit
- * Covered alfresco boasting a built-in BBQ
- * Silestone stone and moulded basins all bathrooms
- * Segregated master suite features his and hers walk in robes and a sizeable ensuite
- * Two car garage
- * Automated blinds throughout
- * Daikin ducted reverse cycle heating and cooling and hydronic heating
- * Established gardens featuring Japanese maples, magnolia trees and camellias with automated Irrigation system
- * ThermalHeart thermally broken double glazed windows and doors throughout

EER: 4.5

Land Size: 878sqm

Rates: \$8,276pa (approx.)

Land Tax: \$18,462pa (approx.)

UCV: \$1,750,000 (2023)

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