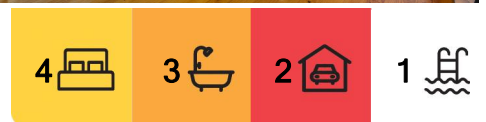


Red Hill, 1 Stonehaven Crescent

Unbeatable Location on Canberra's Golden Mile

Step into a home that blends timeless charm with family-friendly practicality in the prestigious Golden Mile. This classic 1960s residence, set on a tree-lined, 1324sqm flat-wide block backing Red Hill Nature Reserve, offers the perfect combination of space, character, and modern comfort. With four generously sized bedrooms, a study, two bathrooms, and ample living areas, this is a home designed to accommodate the needs of a growing family while providing opportunities for further improvements.

As you step through the large entryway, you are greeted by an inviting and spacious interior with high ceilings that create an airy and open feel. Natural light streams through the large windows, enhancing the warmth of the beautiful floorboards that extend throughout the home, with carpets adding comfort to the bedrooms. Every room is designed with a sense of space and practicality, offering a harmonious balance between classic architecture and contemporary convenience.



For Sale
\$2,380,000 - \$2,580,000

View
ljhooker.com.au/1TZNFMF

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EER ★★☆☆☆☆

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The bedrooms are well-sized and thoughtfully designed, with two featuring built-in mirrored vanities and cupboards, providing functional storage solutions. The study is fitted with built in bookshelves, a wraparound desk and a cupboard, making it the ideal space whether you work from home or are studying. You will find the spacious main bedroom with a walk-in robe and ensuite, offering a touch of luxury and practicality. The main bathroom includes a large vanity and bathtub, perfect for relaxing at the end of the day, and a separate toilet enhances the functionality for busy households.

The heart of the home is the well-appointed kitchen, equipped with a Siemens dishwasher, an electric stove, and an Electrolux oven, making meal preparation both easy and enjoyable. The kitchen is designed to cater to the needs of a busy household while maintaining a stylish and welcoming aesthetic. A unique feature of the home is the cellar area with built-in cupboards, providing additional storage that could be used as a walk-in pantry, a cellar or for storage of household essentials.

Comfort is ensured year-round with ducted heating and cooling, making the home a pleasant retreat no matter the season. The thoughtful layout includes a large family area with additional space for a second dining area, an open plan living, and a secluded dining room with built in bookshelves and cabinetry. Large double sliding doors enhance the versatility of this space, making it ideal as a study, library, or a personal reading nook. Storage is a key feature throughout the home, with ample cupboard space and built-in solutions ensuring every item has its place.

One of the true highlights of this home is the seamless indoor-outdoor living experience. Flowing effortlessly from the main living areas is a beautifully designed alfresco space, perfect for backyard dining and entertaining. The large deck is ideal for enjoying meals with family and friends while overlooking the tranquil backyard. Whether it's a casual breakfast in the morning sun or an evening gathering under the stars, this alfresco area provides the perfect setting for relaxed outdoor living. The easy connection between the indoor spaces and the backyard enhances the home's functionality and ensures that entertaining is effortless all year round.

Beyond the alfresco area, the outdoor space is equally impressive. The established gardens provide a peaceful setting, offering lush greenery that enhances the privacy and charm of the property. The circular driveway creates a grand entrance while offering both convenience and a sense of arrival. The backyard is a social haven, featuring a generously sized pool that serves as the perfect spot for summer gatherings, family fun, or peaceful relaxation. For added convenience, an outdoor bathroom is thoughtfully positioned nearby, making pool days even more enjoyable and hassle-free. The large, flat garden area provides plenty of space for children to play, pets to roam, or future landscaping projects to bring your vision to life.

Practicality is further enhanced with a spacious double car garage that includes built-in shelving, offering ample space for vehicles, tools, and storage. The wide driveway provides additional parking, ensuring convenience for residents and guests alike.

Positioned in one of the most sought-after locations in Canberra, this home offers an enviable lifestyle with the home backing onto Red Hill Nature Reserve, providing an added sense of privacy and natural beauty. Located just moments from Canberra Girls Grammar and Canberra Grammar School, this charming home offers opportunity in a prime position-



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close to Manuka Village, the Parliamentary Triangle, Kingston Foreshore, and a short stroll to Deakin shops.

This is a rare chance to secure a spacious, character-filled home in a highly coveted neighbourhood. Don't miss the opportunity to make it yours.

Features:

- *Positioned within one of Canberra's most exclusive locations along the Golden Mile
- *Backing Red Hill Nature Reserve
- *Surrounded by established gardens
- *Enormous potential to further improve and add value
- *Dining area with built in bookshelves and cabinetry, allowing for versatility
- *Ample storage throughout
- *4 bedrooms, 2 with built in vanities and cabinetry.
- *Study area with built in bookshelves, cupboard and wraparound desk
- *Main bedroom with ensuite and walk in robe
- *Indoor-outdoor living
- *Large living area
- *Expansive in ground swimming pool
- *2 Car Garage with built in storage & Circular Driveway
- *High Ceilings throughout
- *Open view windows, allowing natural light throughout
- *Decently sized deck; Perfect for hosting and entertaining guests
- *Spacious backyard, with outdoor bathroom
- *Ample storage throughout kitchen with electric stove, gas oven and dishwasher
- *Cellar area with additional storage; perfect for storing wine, using as butler's pantry or storing household essentials.

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

More About this Property

Property ID	1TZNFMF
Property Type	House
House Size	253 m2
Land Area	1324 m2
EER	2
Including	Study Ducted Cooling Ducted Heating Pool Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage

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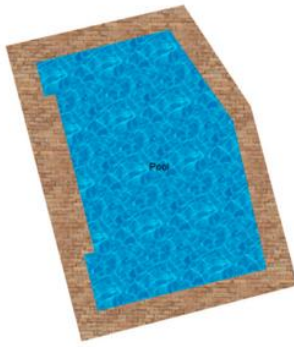
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