



Red Hill, 200 Monaro Crescent

Expansive Red Hill Family Home

Auction Location: On Site

UNDER INSTRUCTIONS TO SELL

This expansive family residence seamlessly blends contemporary luxury with breathtaking views of the city. Perched at the serene cul-de-sac end of Monaro Crescent, the elevated position offers tranquility and lush green surroundings, just steps away from the natural beauty of Red Hill Nature Reserve. A short stroll leads to some of Canberra's best schools, the popular new Red Hill precinct, and efficient public transport links, providing the perfect balance of convenience and serenity.

The upper level of this well-appointed dwelling unfolds to reveal spacious living areas, hallways, and bedrooms, featuring impressive 2.7-meter high ceilings throughout. The warm and inviting living spaces seamlessly integrate with the kitchen, flowing into a formal



For Sale

Auction: Saturday 23rd March, On Site at 12:00pm

View

[ljhooker.com.au/1T43FMF](https://l.jhhooker.com.au/1T43FMF)

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EER ★★★★★



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dining and lounge room that opens onto a front terrace, providing a perfect spot to relish the scenic beauty. The well-designed kitchen showcases granite benchtops and a movable island bench, complementing the contemporary aesthetic. Four generously sized bedrooms grace the upper level, with three offering built-in robes for added convenience. The modern bathroom is a testament to luxury, featuring a separate shower and bath, in-floor heating, and floor-to-ceiling tiling.

Downstairs, a fully self-contained two-bedroom apartment with internal and external access provides versatile accommodation options. This space is ideal for a business from home, a large or extended family or as an income-generating rental unit. The lower level also encompasses a rumpus/gym room, a study nook, and ample storage areas. The home is equipped with modern conveniences such as in-floor heating, and reverse cycle split system heating/air-conditioning in the lounge/dining and bedrooms.

Elevate your lifestyle at this stunning Monaro Crescent residence, nestled at the tranquil cul-de-sac end. Enjoy breathtaking views, modern interiors, and versatile living with a fully self-contained apartment. Don't miss the chance to make this your dream home-schedule a viewing now and experience contemporary luxury in a prime Red Hill location.

Features include:

- Four bedrooms plus fully self-contained 2-bed apartment with internal/external access
- Well-appointed kitchen with granite benchtops
- Spacious living areas with 2.7m high ceilings
- Two alfresco terraces and pool
- Breathtaking elevated views of the city
- Modern upper-level bathroom with in-floor heating
- Manicured low-maintenance gardens
- Gas continuous hot water system with temperature control
- Rumpus/gym room, study nook, and ample storage areas
- Tranquil cul-de-sac location at end of Monaro Crescent, short walk to premier schooling and the Red Hill Shops

More About this Property

Property ID	1T43FMF
Property Type	House
Land Area	836 m ²
EER	2.5
Including	Pool Balcony Dishwasher Outdoor Entertaining Liveability

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Proprietor and Property Consultant | stephen.thompson@ljhmanuka.com.au

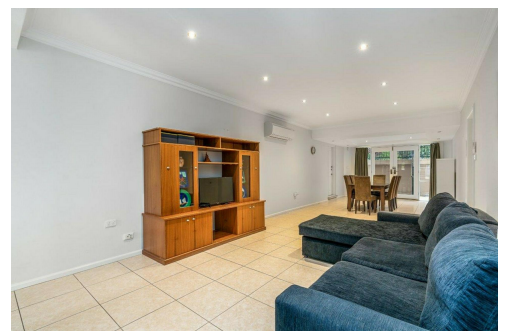
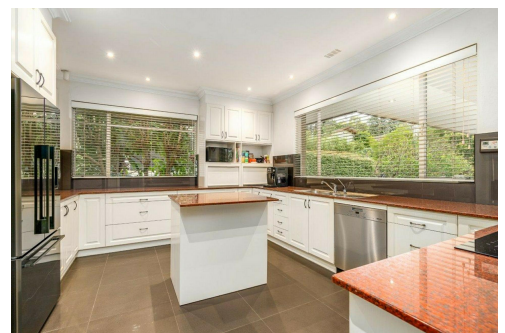
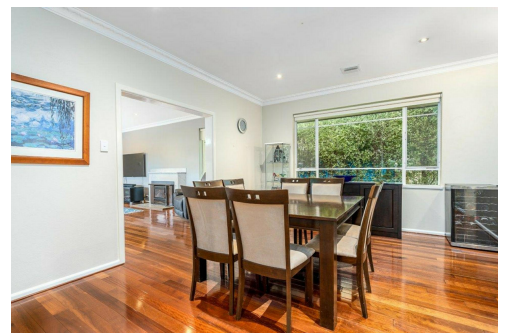
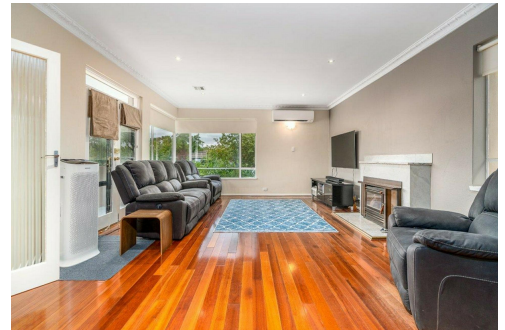
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