



4 Esperance Street, Red Hill

3 1 1

Exceptional Opportunity in Coveted Red Hill

FOR SALE
SOLD

AGENTS

Stephen Thompson
0418 626 254
stephen.thompson@ljhmanuka.com.au

AGENCY

LJ Hooker Manuka
(02) 6239 5551

Nestled within one of Red Hill's most desirable tree-lined streets, this classic mid-century, double brick home offers a rare opportunity to enter this prestigious location. Built in 1963 as a private build, it showcases timeless character and enduring quality. The home is immediately comfortable and full of natural charm. At the same time, it presents exciting potential to update, enhance or transform in the future.

Set on a generous 706 sqm block with a sun drenched north facing backyard, the home is immediately comfortable and ready to enjoy, while its premium location and solid construction provide a perfect foundation for its next chapter.

Inside, 135sqm of light-filled living includes a welcoming front patio, an open-plan lounge and dining area with a ceiling fan, original slate feature wall, and garden views through large windows. The bright kitchen flows seamlessly from the living space, featuring new flooring, ample storage, and an adjoining meals area. Timber floorboards run through the hall and lie beneath the carpet in the main living areas, adding warmth and character.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Three generously proportioned bedrooms, all with built in robes and heavy curtains, are serviced by a family bathroom with shower, bath and vanity, plus a separate toilet for convenience. Energy efficient double honeycomb blinds throughout the home enhance privacy.

Additional features include two reverse cycle air conditioning systems, ducted gas heating, freshly painted interiors, laundry with built in cabinetry and external access, and a linen cupboard for extra storage.

A deep single garage under the house incorporates a separate workshop space and an additional room that could be used as a home office, hobby room or retreat. The expansive and private backyard includes a garden shed, low maintenance grounds with a watering system, and ample space to entertain or extend.

Perfectly positioned within walking distance to local shops, sought after schools, public transport and just moments from Manuka, Woden and the Parliamentary Triangle, this property offers an outstanding lifestyle opportunity with plenty of upside.

Key Features:

- Classic mid century modern, double brick home (1963 private build)
- Premium position in a leafy, tree lined street
- 135 sqm of living space on a 706sqm block
- Open plan living and dining area with feature slate wall and ceiling fan
- Bright kitchen with abundant storage and breakfast bar
- Freshly painted interiors with new flooring in the kitchen and the toilet
- Timber floorboards in hall and beneath carpet in living areas
- Three generous bedrooms, all with built in robes and heavy curtains
- Energy efficient double honeycomb blinds throughout
- Bathroom with bath, shower and vanity; separate toilet
- Large laundry with built in cabinetry and external access
- Two reverse cycle air conditioners plus ducted gas heating
- Large single garage with workshop and extra storage room under house
- North facing backyard with garden shed and low maintenance grounds
- Established trees, hedges and manual watering system
- Walking distance to local shops and top schools including Red Hill Primary and Canberra Grammar School
- Close to Manuka, Kingston, the Parliamentary Triangle, Capital Golf Club and Woden Town Centre

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 DETAILS

Property ID	1U3WFMF
Property Type	House
House Size	135 m2
Land Area	706 m2
EER	2.5
Including	Air Conditioning Deck Dishwasher Floorboards Workshop Built-in-Robes Liveability

Stephen Thompson 0418 626 254
Proprietor and Property Consultant |
stephen.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au





All information contained therein is gathered from relevant third parties sources.
 We cannot guarantee or give any warranty about the information provided.
 Interested parties must rely solely on their own enquiries.