

93 Investigator Street, Red Hill

# Generous Family Living with Studio & Multiple Living Zones

Privately positioned behind established low maintenance gardens and set within one of Red Hill's most tightly held streets, this beautifully designed residence offers space, flexibility and serenity in equal measure.

From the moment you arrive, the home opens up to a magnificent sense of privacy and calm, with a thoughtfully designed layout ideal for growing families, multigenerational living or those seeking additional flexibility to work from home.

At the heart of the home lies a generous and functional open plan kitchen, living and dining area, thoughtfully designed for everyday living and effortless entertaining. The kitchen is complemented by extensive built in cabinetry and surrounding storage, while the adjoining sitting area creates a warm and connected central hub for the home.

A split-level design adds character and separation throughout the residence. Up a short flight of stairs sits an additional living area, ideal as a formal lounge, media room or parents' retreat. Privately positioned along the bedroom wing are four well-proportioned

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**FOR SALE**
$1,690,000 - $1,790,000

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Interested parties must rely solely on their own enquiries.

bedrooms, including a spacious master suite complete with walk in robe and access to the oversized bathroom featuring a spa bath. Three additional bedrooms include built in robes, serviced by a secondary sitting area nearby that provides yet another flexible family space.

Adding to the home's versatility is the enclosed sunroom, thoughtfully designed with disability access and offering a peaceful retreat overlooking the private surrounds.

Downstairs, with both internal garage access and its own separate entrance, a self-contained studio provides exceptional flexibility for guest accommodation, extended family, a teenage retreat, home office, or creative studio. Complete with its own bathroom and kitchenette area, it offers privacy and independence whilst remaining connected to the main residence.

The enclosed double garage provides secure parking and additional storage, while the surrounding gardens and private yard space create a tranquil outdoor setting with minimal maintenance required.

Located moments from the Red Hill shops, quality schools, Manuka, Kingston and some of Canberra's finest lifestyle amenities, this is a rare opportunity to secure a substantial and flexible family home within one of the Inner South's most prestigious suburbs.

Features:
- Situated on 1092m2 of land
- Four bedroom family residence in tightly held Red Hill location
- Flexible split-level design with multiple living spaces
- Spacious open plan kitchen, living and dining area
- Electric oven and cooktop
- LG dishwasher
- Extensive built in cabinetry and storage throughout
- Separate upstairs living area
- Master bedroom with walk in robe
- Three additional bedrooms with built in robes
- New carpets in bedrooms
- Large ensuite with spa bath
- Additional sitting area near bedroom wing
- Enclosed sunroom with disability access
- Self-contained downstairs studio with separate entrance
- Studio includes bathroom and kitchenette sink area
- Reverse cycle air-conditioner
- Double enclosed garage with internal access
- Low maintenance gardens and private yard space

Location Features
- Close proximity to leading schools
- Walking distance to Red Hill shops
- Minutes to the vibrant Manuka and Griffith shopping and dining precincts
- Easy access to Kingston Foreshore and Lake Burley Griffin
- Surrounded by nature with Red Hill Nature Reserve and Red Hill Lookout nearby
- Convenient public transport links within walking distance
- Short drive to Woden Town Centre, Parliamentary Triangle and Canberra CBD

Key Figures (approximations)
EER: 3
Rates: $1,823.61pq
Land Tax (for investors): $3,927.63pq
Residence: 315.28m2
Garage/ Store: 124.01m2
Sunroom: 13.60m2

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Block Size:  1092sqm
UV: $1.350,000 (2025)
Year Built: 1963

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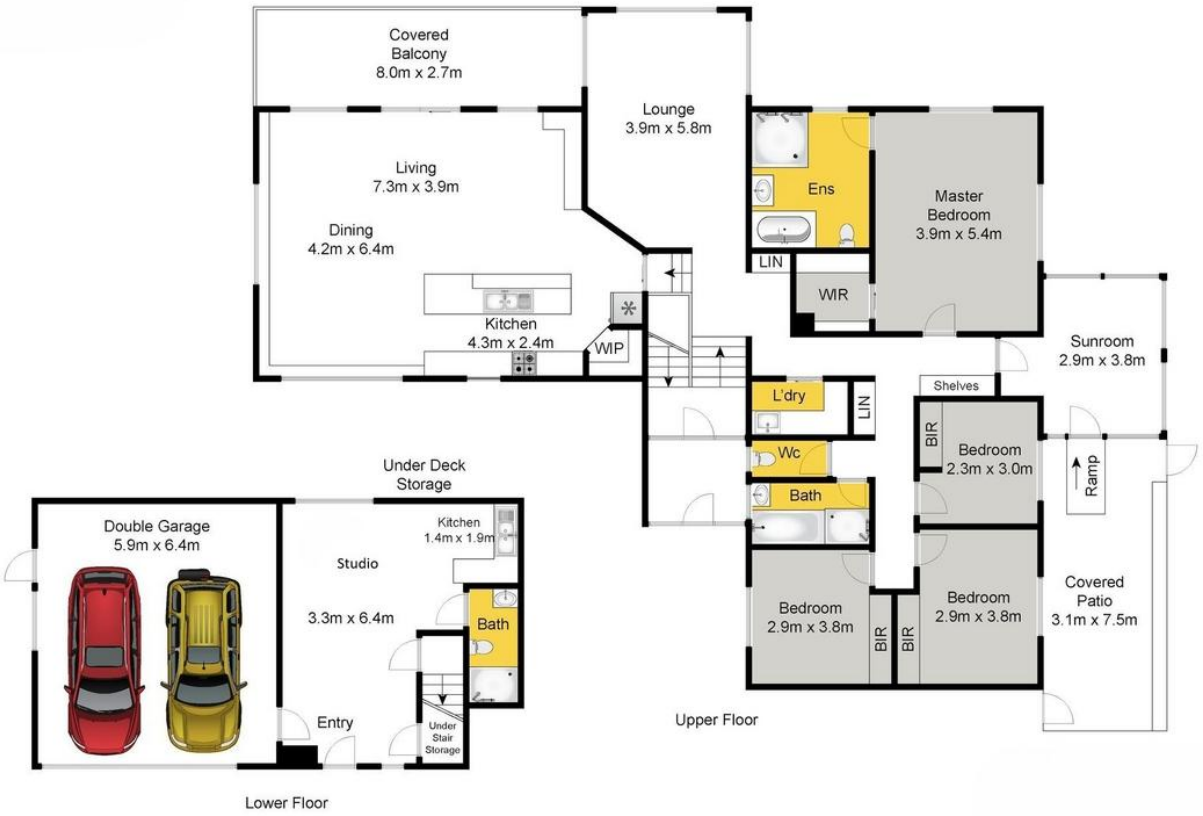
## MORE DETAILS

| | |
|---|---|
| Property ID | 1UQ1FMF |
| Property Type | House |
| Land Area | 1092 m2 |
| EER | 3 |
| Including | Air Conditioning<br>Balcony<br>Built-in-Robes<br>Liveability |

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