

New  
South Wales

Sotheby's  
INTERNATIONAL REALTY

# 3 Tamar Street, Red Hill

*Information Memorandum*

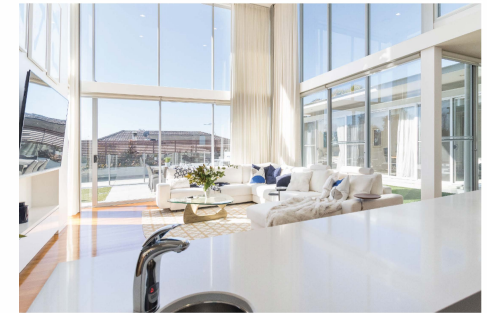


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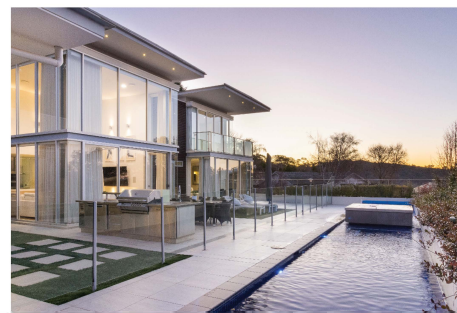
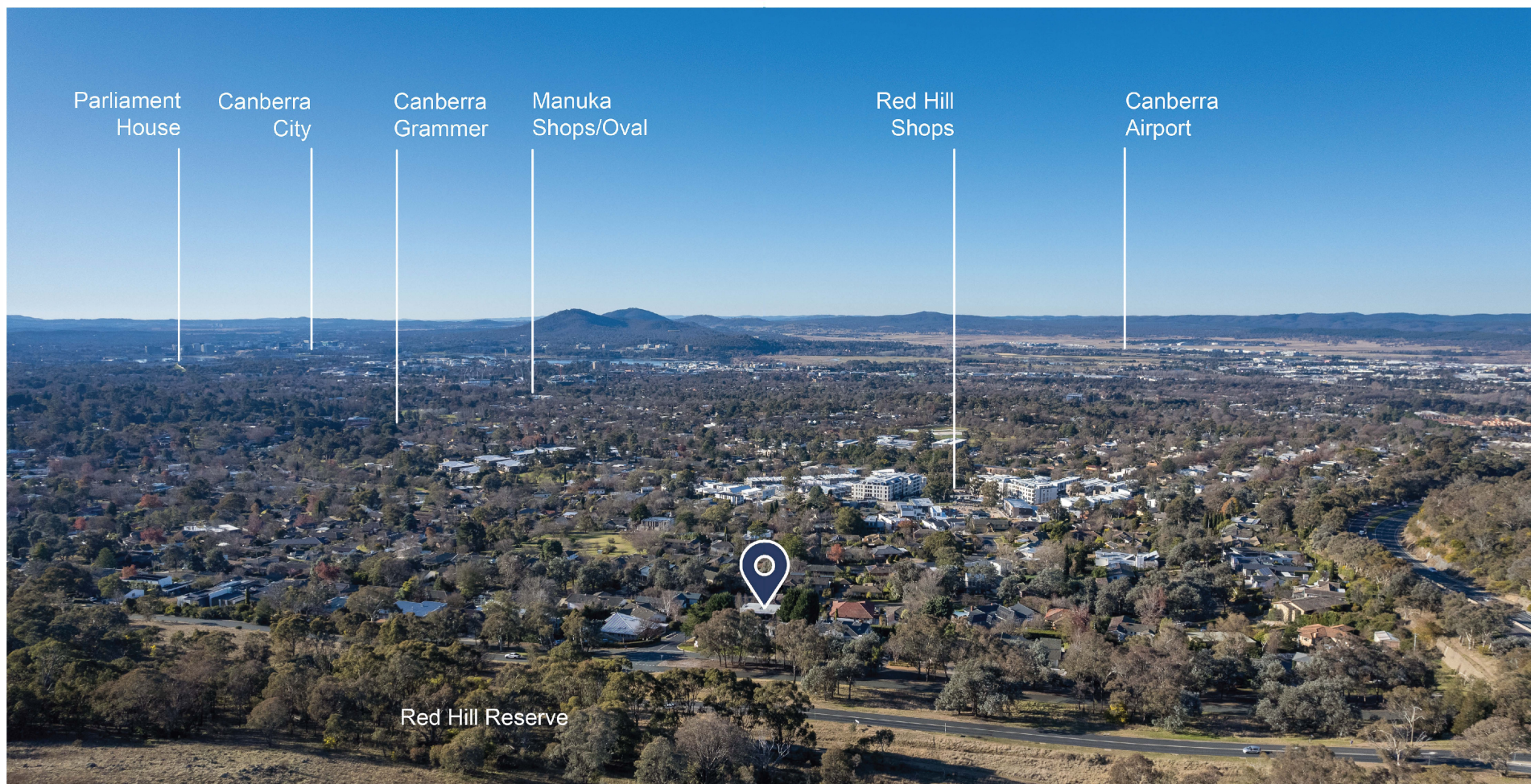
Auction

## The Pinnacle of Luxury, Urban Living

Discover an architectural marvel nestled in the core of Canberra, harmonizing opulence and refinement with stunning views and an effortless fusion of interior and exterior spaces. This exceptional dwelling embodies a minimalist elegance, illuminating each room with natural light, exhibiting a state-of-the-art kitchen, and presenting an intimate, resort-inspired exterior space, featuring a heated pool and spa, alongside a top-notch outdoor kitchen. Six generously proportioned bedrooms grace the property, the highlight being a superior master suite with sweeping views, a high-end ensuite, walk-in wardrobes for both him and her.

Luxurious bathrooms, a combined home theatre and gym, and an expansive four-vehicle garage incorporating a wine cellar, augment the indulgent living spaces. Situated near esteemed educational institutions and the cultural heart of Canberra, this home, designed by Collins Caddaye, fuses accessibility with opulence, presenting refinements such as top-tier kitchen equipment, automated shading solutions, and an advanced security system. This extraordinary family sanctuary offers an unrivalled retreat from the daily hustle, boasting immediate proximity to Red Hill Reserve and various walking trails. Meticulously designed to exploit its prime setting, the home strikes a perfect harmony between the allure of nature and refined city living. Immerse yourself in the height of a luxurious lifestyle with this unique residence, a home that redefines the standards for high-end living.







## Key Data:

### STATISTICS:

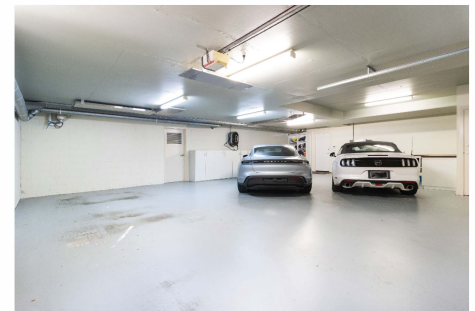
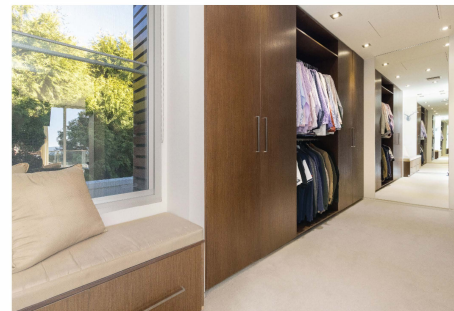
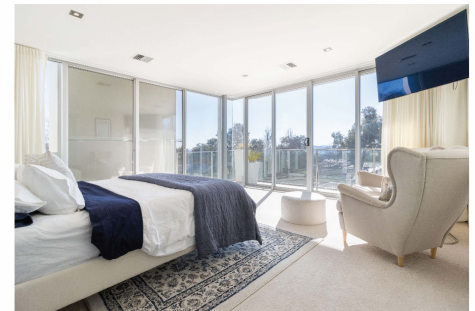
- **EER:** 3 Stars
- **UCV:** \$1,450,000 (approx)
- **Land Rates:** \$8,550 P/A (approx)

### SIZE:

- **Upstairs living:** 105.3m2 approx.
- **Downstairs living:** 260m2 approx.
- **Lower level living:** 60m2 approx.
- **Garage:** 109m2 approx.
- **TOTAL: 534.3 m2 approx.**

### STANDOUT FEATURES:

- Formal lounge and dining with built in cabinetry and gas fireplace
- Large powder room/pool change room
- Kitchen with German stainless-steel appliances, double ovens, gas hob with wok, dishwasher, warming drawer and coffee maker. Walk in pantry, reverse osmosis Billi hot water and filter.
- Caesarstone bench tops in kitchen, bathrooms and laundry
- Parents retreat with huge walk in robe, dressing room and luxurious ensuite
- Rumpus room/theatre room/gym
- Automatic blinds and curtains in living areas
- Brush box timber floors in living areas
- Ducted vacuum
- Filtered pond with stainless steel "Fish" Water Feature hand made by Melbourne Sculptor Rudi Jass
- Gas heated Pool, wading pool and spa
- Two Rheem hot water systems
- Automatic irrigation
- Large commercial air-conditioning unit with four zones
- In-slab heating with hot water recirculation loop to tiled areas including laundry
- 4 car garage with EV vehicle charging capability, workshop facilities and toilet
- Wine cellar
- Security cameras and back to base security with cctv
- Stainless Steel outdoor Kitchen
- Bose Speakers in garden surrounding pool
- Panaramic views across Canberra
- Designed by Collins Caddaye Architect's
- Built by Capezio & Co, 2006.







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