

13 Cashman Street, Denman Prospect, ACT 2611



House For Sale

Thursday, 4 April 2024

13 Cashman Street, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 565 m2

Type: House



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AUCTION

Situated perfectly to embrace Denman Prospect's exquisite landscaping and panoramic vistas, this exceptional home comprises four bedrooms, three bathrooms, and an array of upscale features. Within the home, a spacious open-plan living and dining area seamlessly integrates with the stunning kitchen. Exhibiting a contemporary Hampton style, the kitchen exudes modernity with stainless-steel appliances, enhanced by slick stone benchtops and abundant storage space. Emphasizing functionality, a generous walk-in pantry is at your disposal. Expansive glass corner sliding doors create a seamless indoor-outdoor ambiance. Sunlight floods the formal lounge room throughout the day, complemented by the addition of plantation shutters. Accommodation is thoughtfully designed, featuring four spacious bedrooms distributed throughout the residence, each equipped with either built-in or walk-in robes. Secluded for privacy, the master bedroom is inclusive of a generous walk-in robe and an immaculate ensuite bathroom. The remaining three bedrooms maintain the property's sophisticated atmosphere through their meticulous design, ample space, and premium finishes. Two other bathrooms service the home adequately. Outside, the elevated alfresco shows views back to Black Mountain and Parliament house. The low maintenance yard provides convenience and tranquillity. Conveniently located within close proximity to all amenities, just a brief walk from Denman Prospect Shopping precinct, Stromlo Leisure Centre, Evelyn Scott School, and a short drive to Cooleman Court. * 565sqm parcel, 232sqm internal + 37sqm garage * Four bedrooms, three bathrooms * Master bedroom inclusive of a walk-in robe and ensuite * Built by McDonald Jones (Customised Stuart Everitt Architect's choice design) * Completed just 15 months ago, backed by their full warranties * Custom bulkheads to maximise space and create an elegant design * Noise insulation installed between bedrooms and living areas/ bathrooms for a quiet house * Double glazed windows to all bedrooms * High ceilings throughout the house * Tesla wall charger (Gen 3) * 3-phase electricity for EV charging/ air conditioning * 13KW solar panels with 10KW solar inverter * Plantation shutters installed in the living rooms and study windows * Water point for fridge * Irrigation system in the backyard * Custom kitchen joinery with built-in appliances and herringbone tiles * Caesar stone 'Alpine Mist' extra wide and long kitchen bench with integrated storage drawers * Integrated dishwasher and bins * 'Actron Air' reverse cycle air conditioning unit with smart WIFI control panel and smartphone integration * Motorised blinds in the living room with Google Home integration * Views to the Parliament house and Telstra Tower * 4500L recycled water tank * Feature French window in the living room * Smart front door lock. Rates: \$4,378pa (approx.) Land Tax: \$7,961pa (approx. if rented out) UCV: \$705,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.