

14 Sphere Lane, Denman Prospect, ACT 2611



House For Sale

Saturday, 3 February 2024

14 Sphere Lane, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 187 m2

Type: House



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\$1,249,000

Open homes conducted from: 97 Hazel Hawke Ave, Whitlam This stunning separate title home in Denman Prospect offers an incredible opportunity to own a luxurious home opposite reserve with serene views of the Brindabella Ranges and the Molonglo Valley without paying for any strata fees. Offered as a house & land package save on stamp duty costs. This is the best value proposition on the market. Spanning over 186m² of living & boasting 4 bedrooms, 3 bathrooms and multiple living areas, it is designed to provide plenty of space for everyone. Downstairs, the gourmet kitchen, living and family areas create an open plan layout, perfect for entertaining guests or simply relaxing in peace. There is an ensuite bedroom at this level which could also be used as an office, rumpus or guest bedroom making sure there is plenty of room for everyone to spread out. Upstairs, the property offers 3 bedrooms all with large built-in robes & an additional living area making this space the ideal family retreat. The master suite is segregated for added privacy with a two-sided built-in robes, expansive ensuite & breathtaking views of the Molonglo landscape, perfect for those morning coffee. The other two bedrooms on this level are serviced by a sumptuous main bathroom complete with a bathtub & a separate powder room making sure there is room for everyone to get ready in the morning. In addition to serene location, stunning views and versatile living spaces, the home feature a striking façade with a combination of cladding, rendering & brick finish making a lasting first impression. With luxurious internal finishes at offer, ensure that your home is the perfect retreat from life's hustle & bustle. The inclusions are exceptional, with timber or tiled flooring throughout the living areas, 2.7m high ceilings, double glazed windows and sliding doors, zoned ducted reverse cycle air conditioning, stone benchtops, Miele appliances including an induction cooktop, oven & a semi-integrated dishwasher, soft close cabinetry, full-height tiling in bathrooms with wall hung vanities and a 7.0 EER efficiency for low running costs. Don't miss out on this opportunity to own a spacious separate title home in Denman Prospect without being in a strata complex. With the incredible inclusions offered as house & land split contracts, this is a rare opportunity that won't last long. Contact Rahul Mehta or Arjun Choudhary for more information.

Summary of features: -Luxurious separate title residence available with split contracts -Reserve frontage with breathtaking views of the Molonglo Valley -4 Bedrooms -3 well-appointed bathrooms, with full height tiling -High quality kitchen with premium stone & joinery -2.7m high ceilings throughout -Stone benchtops -Walk-in Pantry -Miele appliances including induction cooktop & semi-integrated dishwasher -Soft close cabinetry -Double glazed windows & sliding doors -Ducted reverse cycle air conditioning (zoned) -Timber/tiling in the living area -High energy efficiency of 7.0 EER - low running costs -Large double car garage -NBN ready

Key figures (approx.):

- Ground floor living: 97m²
- Upstairs floor living: 89m²
- Total living: 186m²
- Garage: 39m²
- Total built area: 233m²
- Block: 187m²
- Rental return: \$950.00 - \$1,000.00 per week