

18 Hartshorn Crescent, Denman Prospect, ACT 2611



House For Sale

Tuesday, 6 February 2024

18 Hartshorn Crescent, Denman Prospect, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 187 m2

Type: House



Rahul Mehta
0404895162



Arjun Choudhary
0450618727

\$949,000

Opens conducted from Prof Homes display home at 97 Hazel Hawke Avenue in Whitlam! Experience luxury and freedom with this 3 bedroom single level home in Denman Prospect with no strata fees. The unique position on offer here is nearby parkland, pond and a host of walking paths that weave their way through the suburb which you can enjoy on a daily basis. Offered as a house & land package to ensure that you save on the big stamp duty cost. This is the perfect opportunity to buy in this sought after suburb with a superb value proposition. The single level layout is versatile, making it perfect for a range of buyers. The main bedroom boasts a large ensuite, a walk-in robe and is segregated for added privacy. The other two bedrooms are complete with expansive built-in robes & are serviced by a sumptuous main bathroom complete with a bathtub making sure there is room for everyone to get ready in the morning. The hub of the home is dedicated to a striking gourmet kitchen finished with a stone benchtops & soft-close cabinetry. Complete with premium Miele appliances including an induction cooktop, 600mm oven, & a semi-integrated dishwasher. In addition, the large walk-in pantry with plenty of additional storage makes sure every meal is cooked to perfection. The living and family areas flow seamlessly from the kitchen onto the expansive courtyard creating an indoor outdoor living experience & allowing for an open plan layout, perfect for entertaining guests or simply relaxing in peace. In addition to serene location, stunning views and versatile living spaces, the home features a striking façade with a combination of deco-wood 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, 900mm Bosch, Smeg or Franke appliances, 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 -3 Bedrooms -2 well-appointed bathrooms, with full height tiling -High quality kitchen with premium stone & extensive joinery -2.7m high ceilings throughout -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 -Ready to move in early 2025 Key figures (approx.): • Living area: 106m² • Garage: 36m² • Total built area: 143m² • Rental return: \$700.00 - \$750.00 per week