

19 Vellacott Street, Denman Prospect, ACT 2611



House For Sale

Friday, 29 March 2024

19 Vellacott Street, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 617 m2

Type: House



Vince Qi

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Auction

Sited on a coveted corner block, a short walk from Evelyn Scott School and Stromlo Leisure Centre, this split-level home boasts a design unlike any other in Denman Prospect; with family-friendly wings built in a U-shape around a central heated outdoor pool and turfed play space. It also benefits from more than double the typical allocation of solar panels, a solar inverter and battery system and a 4000L water tank plumbed straight to the toilets which has practically eliminated any possibility of utility bill shock. The home's layout gives maximum visibility of the beautiful pool area from the key living spaces and provides the wow factor as soon as guests walk through the front door. A formal lounge off the entry has floor-to-ceiling elevated views over the prime outdoor space, while the open kitchen, meals and family room in the home's east wing boasts sliding-door access. It means anyone preparing meals in the well-equipped kitchen has terrific sightlines as the kids burn off energy in the pool. Three of the home's four bedrooms are grouped in the opposite wing, where a bright and airy rumpus room, a separate dual study nook with built-in worktops, and a chic family bathroom offer all the amenities a growing family needs. The master is secreted away in a private space in the north-east corner of the home. With its walk-through wardrobe and large ensuite that features dual moulded glass vanity basins and a rainfall shower, it is a welcome sanctuary. Features:

- Architecturally designed split-level home set back on a large corner block
- Smart lock system with keyless entry
- Formal lounge / dining room with sliding doors to private terrace and pool area
- Chef's kitchen with Bosch appliances including 900mm oven and 5-burner cooktop, dishwasher
- Excellent preparation space, 5-seater island and walk-in pantry
- Full granite bench tops in kitchen
- Built-in wardrobes to all bedrooms
- Master bedroom segregated with walk in robe and ensuite
- Ceiling fan to master bedroom
- Sunny main bathroom with twin vanity towel rails
- Home office/study nook
- Large rumpus/games room
- Vinyl plank flooring in all living areas
- Ducted electric heating and cooling
- Excellent storage
- Alarm system
- Transact and Foxtel connected
- In-ground heated mineral water pool with self-dosing and monitoring
- Efficient heat pump
- Large laundry with built-in ironing board, external access and views to Molonglo River corridor
- Manicured and maturing gardens with feature mop tops, lemon tree and daphne
- Garden shed
- Trailer bay
- Extra wide driveway
- Double automatic garage with internal access, epoxy flooring and quality clothes drying facilities
- 13.2 kw solar system
- Solar inverter and battery system
- 4000L water tank plumbed straight to the toilets
- Tesla Powerwall

In close proximity to:

- Stromlo Forrest Park
- Stromlo Leisure Centre
- Evelyn Scott School
- Charles Weston School
- Denman Village Shops
- Coombs Shops
- Woolworths Metro
- Glasswing Park
- Ridgeline Park
- Craven's Rise Park
- Ruth Park

Statistics (all measures/figures are approximate):

- Land size: 617.00 sqm
- Home size: 246.60 sqm
- EER: 4.5
- UV(Unimproved value): \$765,000
- Rates \$947.00 per quarter
- Rental appraisal: \$900.00 - \$950.00 per week unfurnished