

# 20 Temple Terrace, Denman Prospect, ACT 2611



## House For Sale

Thursday, 6 June 2024

20 Temple Terrace, Denman Prospect, ACT 2611

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 810 m2

Type: House



Justin Ingram

0431116399

**\$2,350,000+**

Welcome to a magnificent family home, exquisitely crafted and impeccably maintained since its construction in 2018 by Canberra's esteemed Classic Constructions. Situated on one of the largest residential blocks in Denman, this 809sqm parcel offers unparalleled privacy and scenic beauty, nestled against a nature reserve at the end of the street. The property was specifically chosen for its unrivalled position, adjacent to the Ridgeline Park, ensuring unobstructed views and breathtaking vistas from multiple living areas. Encompassing an impressive 442sqm under roof, this home boasts high-end finishes throughout, befitting its location on one of Denman's most prestigious streets. The 287sqm of living space exudes a warm and inviting ambiance, featuring elevated ceilings, elegant Blackbutt hardwood flooring, and multiple indoor and outdoor entertainment areas. The extensive landscaping includes Wee Jasper stone retaining walls and plenty of space for children to play. This exquisite family home features five generous bedrooms, each spacious enough to comfortably accommodate a king-size bed. These rooms are designed to provide a serene and restful retreat for every family member, with ample natural light and elegant finishes. The home offers three separate, spacious living areas, each thoughtfully designed to cater to a variety of activities and gatherings. Whether you need a cozy spot for family movie nights, a formal area for entertaining guests, or a casual space for everyday living, this home has it all. The layout promotes a seamless flow between these areas, ensuring that each space feels connected yet distinct. Comfort is paramount, with ducted heating and cooling ensuring a perfect indoor climate year-round. This system allows you to easily adjust the temperature in different zones, providing personalised comfort for every member of the household. For those who love to entertain, the outdoor area is a true highlight. It features a fully equipped kitchen, perfect for alfresco dining and summer barbecues. This space is designed to make hosting gatherings a breeze, with high-quality appliances and ample preparation and serving areas. Adding to the outdoor appeal is an inground heated pool, offering a luxurious spot for relaxation and recreation. Fitness enthusiasts will appreciate the dedicated gymnasium, complete with a sauna. This private workout space allows you to maintain your fitness routine without leaving the comfort of home, and the sauna provides a perfect way to unwind and relax after a session. The backyard is a paradise for children, featuring a charming cubby house, a fire pit for cozy evenings, and a large grassed area for play. The meticulously maintained gardens are a testament to the care and attention that has been invested in this property. Matured plants and carefully designed landscaping create a serene and beautiful environment, enhancing the overall appeal and providing a tranquil escape. An oversized double garage with internal access offers convenience and security. This space not only provides ample room for vehicles but also includes additional storage options to keep your home organised and clutter-free. **IMPORTANT FEATURES:** \* Five generous bedrooms (all will fit a king size bed) \* Three separate spacious living areas \* Zones ducted heating and cooling \* Dual instant hot water units servicing both sides of the house \* Entertaining area complete with outdoor kitchen \* Inground heated pool \* Gymnasium with sauna \* Cubby house, fire pit and large grassed area for kids \* Meticulously maintained gardens with matured plants \* Oversized double garage with internal access \* Abundance of storage \* Blackbutt hardwood flooring throughout \* Security System \* Expansive views **IMPORTANT NUMBERS:** \* Internal living: 287 sqm \* External living: 92 sqm \* Garage: 58.5 sqm \* Block size: 809 sqm \* EER: 5.5 Stars \* Rates: \$1,034 pq approx. \* Land tax: \$1,864 pq approx. \* Rental estimate: \$1,500 pw **Disclaimer:** The information contained herein is gathered from sources considered to be reliable, however MRKT Property accepts no responsibility for inaccuracies. All interested parties must solely rely on their own enquiries, inspections and confirm all information provided.