

**21/4 Golgerth Street, Denman Prospect, ACT 2611**

**VERV**

**Apartment For Sale**

Thursday, 9 May 2024

21/4 Golgerth Street, Denman Prospect, ACT 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 159 m2**

**Type: Apartment**



Jason Roses  
0431419847



Brianna Kaleb  
0488480474

## Auction

This stunning designer residence located in the heart of Denman Prospect and positioned in an undeniably unique location with the front of the home offering sweeping views of Molongolo Valley and views towards the world-class Stromlo Forrest. The location is highly sought-after, a premium position that is indeed rare, fronting onto Cravens Creek. This gorgeous architecturally designed tri-level townhome, where living space and entertaining options have been carefully considered, ensures a home of generous proportions and flexible living. Number 21 is a stunning architectural townhouse offering four bedrooms, three full bathrooms, a study and a large oversized garage with huge storage space. As you enter the heart of this home you will be impressed with the open-plan living area that flows onto the impressive 41m<sup>2</sup> paved courtyard that offers uninterrupted and truly impressive vistas. Finished to a high standard of stylish and premium inclusions, the floorplan is flexible with the majority of the bedrooms located on one level with bedroom 4 segregated and located on the lower level, making for the perfect guest bedroom with access to its own bathroom. The home also features an impressive interior lightwell that ensures natural light flows to all living areas and bedrooms. For those energy-conscious buyers, the property further features 12.8KW solar panels to the roof, a 10KW battery and 7.5KW electric car charger. Located within the highly popular and sought-after suburb of Denman Prospect, amongst beautiful walking and bike trails, it is a suburb built on lifestyle and convenience. Within a short drive to wonderful schools, local Denman Shopping Centre and Coleman Court this is an enviable location. Features Include -  
- Stunning tri-level townhouse -  
- Highly sought-after location -  
- Executive 159m<sup>2</sup> living residence -  
- Outstanding position with stunning views -  
- Double-glazed windows and doors throughout -  
- Four generous bedrooms + separate study room -  
- Three full bathrooms (main x 2 & ensuite) -  
- Double garage with internal access and huge storage room -  
- Master bedroom with walk-in-robe, ensuite and private balcony -  
- Guest bedroom/4th bedroom with access to full bathroom -  
- Open-plan living and dining area off the kitchen -  
- Modern kitchen with granite stone benchtop, window splashback, island benchtop with double sink, quality stainless steel appliances and feature lighting -  
- Generous partially covered 41m<sup>2</sup> paved courtyard with gorgeous views -  
- Instant Shade 3.0 meter square Eclipse Cantilever Umbrella -  
- Ducted reverse cycling aircon with 3 separate zones -  
- Quality curtain and blinds throughout -  
- Stunning interior lightwell, ensures all living and bedrooms have natural light -  
- Crimsafe installed on all external facing doors and opening windows -  
- 12.8KW solar panels to the roof -  
- 10KW battery to store -  
- 7.5KW electric vehicle charger type 2 -  
- Ring-wired front and back video and speech-enabled doorbells -  
- NBN fibre to the home -  
- Short 10min walk to Denman Prospect local shops -  
- Short walk to the local playground -  
- Short drive to Coolemen Court Centre  
EER: 4.5 stars  
Year Built: August 2022  
Living: 159m<sup>2</sup> (approx.)  
Courtyard: 41m<sup>2</sup> (approx.)  
Garage: 45m<sup>2</sup> (approx.)  
Master Bedroom Balcony: 8m<sup>2</sup> (approx.)  
Body Corporate: \$5,828.00 per annum (approx.)  
Rates: \$2,556.08 per annum (approx.)  
Land tax: \$3,371.66 per annum (approx.) - paid by investors only