

21 Eggins Street, Denman Prospect, ACT 2611

House For Sale

Saturday, 17 February 2024

Canberry.

Live Where You Love

21 Eggins Street, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 431 m2

Type: House



Curtis Dong
0449889665



Shan Gao
0457038888

Offers Over \$1,319,000

What you'll love...Introducing 21 Eggins Street, Denman Prospect – a pinnacle of modern luxury living. This brand-new residence stands as a testament to exquisite craftsmanship and contemporary design, capturing attention with its impressive façade and immense street appeal. The allure begins with the open-plan living and dining spaces, adorned with a raked ceiling and high windows, allowing natural light to cascade in, creating an atmosphere of warmth and grandeur. Step into sophistication with a separate lounge featuring a distinctive raked ceiling, offering a private retreat for moments of relaxation. The residence boasts a third living area, perfect for a multipurpose room or a children's activity space, ensuring every lifestyle need is met. The large open kitchen is a culinary masterpiece, with 40mm kitchen stone benchtops featuring a waterfall edge, and top-of-the-range Miele appliances, including a 900mm gas cooktop, oven, and integrated dishwasher. Soft-close drawers and cupboards, along with a walk-in pantry, add a touch of convenience to this culinary haven. Luxurious comfort awaits in the master bedroom, featuring a walk-in robe with a dressing table and a stunning ensuite. A guest bedroom with a walk-through robe and additional ensuite, along with two spacious bedrooms with built-in robes, ensures that privacy and style are seamlessly integrated. The main bathroom is a sanctuary with a back-to-wall free-standing bathtub, shower, and toilet, offering a spa-like experience at your fingertips. The large laundry provides an abundance of storage, enhancing the practicality of daily living. Step into the outdoors, where the alfresco entertaining area beckons for gatherings under the open sky. The low-maintenance backyard, adorned with synthetic turf and a landscaped front yard, invites relaxation amidst nature's beauty. The attention to detail is evident throughout, from the Caroma brushed brass tapware to the in-wall cistern toilets, adding a touch of opulence to every space. This residence is not just a home; it's a technological marvel. Daikin ducted reverse cycle heating and cooling with 7 zones, double-glazed windows, and a 3-phase power connection in the garage for electric vehicle charging ensure that your living experience is not just luxurious but also sustainable. Additional features include LED mirrors in all bathrooms, a video intercom, Samsung smart door lock, a 2000L water tank with pump, and both instantaneous gas and electric hot water systems. 21 Eggins Street, Denman Prospect is more than a residence; it's an embodiment of contemporary luxury, where every detail has been meticulously crafted to elevate your living experience. Welcome to a lifestyle of sophistication, comfort, and modern convenience.

At a glance...

- Brand-new residence with an impressive façade and immense street appeal.
- Open-plan living and dining spaces with a raked ceiling and high windows, creating a spacious and inviting atmosphere.
- Separate lounge with a distinctive raked ceiling for private retreats.
- Third living area, perfect for a multipurpose room or children's activities.
- Large open kitchen with 40mm stone benchtops, Miele appliances, soft-close drawers, and a walk-in pantry.
- Master bedroom with a walk-in robe, dressing table, and luxurious ensuite.
- Guest bedroom with a walk-through robe and additional ensuite.
- Two spacious bedrooms with built-in robes, serviced by the main bathroom with a back-to-wall free-standing bathtub.
- Large laundry with ample storage.
- Outdoor alfresco entertaining area and low-maintenance backyard with synthetic turf.
- Landscaped front yard.
- Caroma brushed brass tapware and in-wall cistern toilets.
- LED mirrors in all bathrooms.
- Daikin ducted reverse cycle heating and cooling with 7 zones.
- Double-glazed windows for energy efficiency.
- Instantaneous gas and electric hot water systems.
- Video intercom and Samsung smart door lock for enhanced security.
- 2000L water tank with pump.
- 2.34m height doors throughout.
- 3-phase power in the garage, perfect for charging electric vehicles.
- Solar panels

Love the Location...

- Within 3 minutes' walk to Cravens Crossing Park
- Within 10 minutes' walk to Denman Village Shops
- Within 13 minutes' walk to Evelyn Scott School
- Within 3 minutes' drive to Stromlo Leisure Centre
- Within 13 minutes' drive to Westfield Belconnen
- Within 13 minutes' drive to Westfield Woden
- Within 16 minutes' drive to CBD

Property information...

- Land Size : 431 m2 (approx.)
- Living : 192.52 m2 (approx.)
- Garage : 36.31 m2 (approx.)
- Alfresco : 10.88 m2 (approx.)
- Porch : 4.05 m2 (approx.)
- Total Built: 243.76 m2 (approx.)
- EER: 6.0
- Rates: \$928.5 p.q. (approx.)
- Land Tax: \$1,640.25 p.q. (approx.)

Investors only

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