

26 Vellacott Street, Denman Prospect, ACT 2611

House For Sale

Tuesday, 20 February 2024

independent
PROPERTY GROUP

26 Vellacott Street, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 415 m2

Type: House



Robert Burns
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Jonathan Charles

\$1,395,000

On a stunning street in the sought-after new suburb of Denman Prospect, this home has it all. Fantastic views, a great outdoor area, privacy and multiple living spaces, ideal for today's families. With its elevated positioning on the street, modern colour palette, high ceilings and solid construction, this home is immediately impressive. Entering the home you are greeted by a separate room which would be ideal as a home office, guest accommodation or teenage retreat. A short flight of stairs leads you past a full bathroom with wall-mounted vanity, chic grey colour palette and removable shower head and a well-appointed guest bedroom with built-in robes, into the beautiful open plan kitchen and dining area. The clean lines of the modern, white kitchen is offset by the beautiful hybrid timber-look flooring and features an LG dishwasher, Bosch 5-burner cooktop and breakfast bar with undermount double sinks. The adjacent dining area, with its feature pendant and plenty of light from the sliding door to outside, is a perfect place for family meals or hosting guests, with a large living area to one side and the outdoor courtyard to the other. The outdoor area features gorgeous stone retaining walls, a fantastic paved area for entertaining and low-maintenance grass wrapping around the rear and side of the home, perfect for kids and pets to play. Back inside, another short flight of stairs leads to the parent's retreat which features a huge picture window offering views across Canberra's famous mountains, an ensuite with double overmount sinks and generous walk-in wardrobe. On this level is a living area with a balcony offering more stunning views, which could be used as a children's activity, theatre room or home office. The parent's retreat is ideally located close enough to the children's bedrooms but is separated by a short flight of stairs. The two bedrooms on the top floor are both equipped with built-in wardrobes and are serviced by a full bathroom with freestanding bath and wall-mounted vanity. The stairwell is filled with natural light thanks to its large windows and seamlessly connects the different areas of this beautiful home. With LED downlights throughout, zoned heating and cooling, double glazing and a doorbell intercom system and centralised vacuum, comfort and peace of mind are taken care of. The double garage with Epoxy flooring and automatic door can be accessed internally from the first level and houses wall-mounted bike racks and the centralised vacuum system. The location of this home could not be more ideal, just a short walk away from the local Evelyn Scott school, independent grocer and newly built, state-of-the-art playgrounds. The ability to immerse yourself in nature is made easy thanks to its close proximity to the Mount Stromlo and the Molonglo River reserve, and the Mount Stromlo leisure centre which offers a gym, swimming pools and bike track is within easy reach. With arterial roads into Woden and Weston Creek, the city and Belconnen, this is the ideal home for families of all ages and stages. Features: - Elevated family home in sought-after area - 4 fantastic bedrooms, all with built-in robes and large windows - Multiple living areas catering to different needs and life stages - Beautiful views across Canberra mountains - Open plan kitchen and dining - LG dishwasher - High ceilings - Parents retreat separated by short flight of stairs to children's bedrooms on top floor - Conveniently placed toilet on each level - Laundry with external access - Beautiful bathrooms in modern colour scheme - LED downlights throughout - Internal access to garage - Zoned heating and cooling - Centralised vacuum system - Timber-look hybrid flooring - External gas connection to BBQ - Epoxy garage flooring - Double glazing throughout - Proximity to local schools, independent grocer and Mount Stromlo Leisure Centre - Close to nature reserves and local playgrounds - Views across Canberra to Parliament House and Mount Stromlo - Arterial roads into the city, Woden and Belconnen close by

Figures: Living size: 196m² Block size: 415m² UV: \$577,000 (2023) Rates: \$3,200 p.a approx. Land Tax (Investor only): \$5,400 p.a approx. Rental estimate: \$950 - \$1,050 p.w approx.