

28/26 Marie Little Crescent, Denman Prospect, ACT 2611

House For Sale

Saturday, 23 December 2023

28/26 Marie Little Crescent, Denman Prospect, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 119 m2

Type: House



Brett Hayman
0411414624

\$799,000

Nestled in an elevated position is this impeccably presented, near new executive townhouse. Finished with a neutral modern colour pallet, the light filled home offers a relaxed setting for easy care living and entertaining. The tri-level design comprises of open plan living areas extending out from the well-equipped kitchen with waterfall stone bench tops, to the rear balcony. A multi-purpose room that open out to the front courtyard is located on the same level and could function as additional living space or a third bedroom. The remaining two bedrooms, ensuite and main bathroom are location on the top floor of the townhouse. The main bedroom offers generous proportions and hilltop views. Additional features include ducted reverse cycle heating and cooling throughout the home, engineered timber floor throughout the living areas and a double tandem garage with laundry and loads of storage space on the lower level."Elody" is set in a prime position within Molonglo Valley's premium suburb Denman Prospect. You won't have to travel very far for the important things in life, with easy access to the local shops, schools and parks. Whether you are heading north or south this convenient location is handy to the CBD, Westfield Woden and Westfield Belconnen. "Elody" enjoys all the lifestyle benefits of living in the Molonglo Valley such as cycle and walking tracks, with plenty of parks and open spaces for sporting and social activities.

Additional Features: Zoned, ducted reverse cycle heating and cooling
Waterfall stone bench tops in the kitchen
Plumbed fridge cavity
Under floor heating in both bathrooms
Generous master suits with ensuite and hill top views
Double lock up tandem garage with internal access and loads of additional storage
Front courtyard and elevated balcony
Multi purpose room / 3 bedroom
NBN connected
Double glazed windows
Rates: \$1,968 pa
Land tax: \$ 2,421 pa
Body Corp: \$699 pq
EER: 6.0
Living: 119 sqm