

# 3/14 Marie Little Crescent, Denman Prospect, ACT 2611

## Sold Townhouse

Wednesday, 27 September 2023

3/14 Marie Little Crescent, Denman Prospect, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 223 m2**

**Type: Townhouse**



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**\$865,000**

Welcome to 3/14 Marie Little Cres, a stunning 223m<sup>2</sup> residence with a warm and welcoming atmosphere as soon as you enter through the front gate. Filled with excellent features and positioned in Molonglo Valley's most prestigious suburb, the hunt for the perfect townhouse stops now. Modern, functional and filled with excellent features, this home perfectly blends lifestyle and comfort to create an urban oasis. One of the standout spaces of the townhouse is the kitchen. Any home cook will be delighted by the huge 40mm stone island bench with waterfall edges and a double sink. Additional features include an externally ducted rangehood, induction cooking, semi-integrated dishwasher, feature splashback and timber look overhead joinery. With the dining, family and living areas nearby, homeowners will be able to entertain guests or keep a close eye on the kids while preparing your next culinary masterpiece. The living areas are bathed in natural light from the expansive floor to ceiling sliding doors which are perfectly complemented by the engineered timber flooring and elegant sheer curtains. When it comes to outdoor spaces, the easy-care entrance courtyard and rear balcony are both ideal areas to relax and unwind or entertain guests. Upstairs, the main bedroom serves as the perfect parents retreat with a walk-in wardrobe and a luxurious ensuite with stunning features including full height tiling, under tile heating, a wall mounted vanity with mirrored medicine cabinets and a frosted window providing light and additional ventilation. Bedrooms 2 and 3 are well sized with mirrored built-in wardrobes and large windows providing beautiful mountain glimpses. The upstairs rumpus room is open to your imagination and could be used as a teenage or parents retreat, excellent playroom, or work from home option. You'll also find the main bathroom on the upper level with the same great features as the ensuite plus a back to wall freestanding bathtub. Further additions to this beautiful townhouse include the powder room upon entry, ducted heating and cooling, as well as the oversized 69m<sup>2</sup> garage providing enough room for 3 cars and a storage area. This space could be used as a gym, workshop, or cellar. Located in the boutique Elody development, built and developed by the renowned Milin Builders, and set within the highly popular suburb of Denman Prospect, enjoy the conveniences of access to a local supermarket, eateries and pub, healthcare centre and gym along with local parks, playgrounds and the state of the art Stromlo Leisure Centre. Features: - Large 142m<sup>2</sup> of internal living - Huge 69m<sup>2</sup> 3 car garage with storage space and internal access - Engineered timber flooring to downstairs level - Double glazed throughout - Elegant sheer curtains and blackout blinds throughout - Large 40mm island bench with waterfall edges - Induction cooktop - Semi-integrated dishwasher - Powder room upon entry - Upstairs rumpus room - Main bedroom with walk in robe and ensuite - Under tile heating and mirrored medicine cabinets in both bathrooms - Back to wall freestanding bathtub in main bathroom - Bedrooms 2 and 3 with mirrored built in robes - Ducted heating and cooling - Established low maintenance front courtyard - Sunny rear balcony with mountain views - Built by trusted Milin Builders - 4 minutes to Denman Village - 4 minutes Stromlo Leisure Centre - 300m to Ridgeline Park Playground