

**3/15 Romano Street, Denman Prospect, ACT 2611**



**Townhouse For Sale**

Thursday, 6 June 2024

3/15 Romano Street, Denman Prospect, ACT 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 198 m2**

**Type: Townhouse**



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**\$1,299,000+**

Under Construction! LIMITED TIME TO VISIT DISPLAY SUITE. Located at 10 Ester Lane, Denman Prospect. Our display suite is ONLY open for two weeks. Come and explore the same level of quality that you'll experience at BORA Residences, before this similar residence is handed over to its new, super-excited owner. Introducing BORA Residences – an exclusive collection of just 8 luxury townhouses, designed to offer the ultimate in multi-generational living in the heart of Stage 1, Village Vista, Denman Prospect. Imagine waking up to breathtaking, uninterrupted views over serene ponds and Black Mountain, while enjoying the convenience of being just 200m from the Denman Prospect Shopping Precinct, the proposed Denman School and Oval with basketball and tennis courts, and an exciting new iconic park. BORA Residences perfectly blend architectural elegance with a vibrant community atmosphere, ensuring a lifestyle of comfort and convenience. Experience the epitome of modern living at BORA Residences, where every detail has been meticulously crafted to offer unparalleled comfort and style. The ground floor features an expansive open-plan living area with 2.7m high ceilings and square set cornices, creating a sense of spaciousness and sophistication. Double-glazed sliding doors seamlessly connect the interiors to your private yard, allowing natural light to flood the living spaces while capturing breathtaking views. The first floor of BORA Residences is dedicated to luxurious bedroom accommodation. The master suite features a private, tiled balcony, a walk-through robe, and an ensuite with two basins and an oversized shower. Bedrooms two and three both include built-in robes and are serviced by the main bathroom, which is well-appointed with a separate bathtub and shower, providing a perfect blend of comfort and style for the entire family. The second floor of BORA Residences is dedicated to a versatile and spacious sky lounge, measuring 3.9 x 5.2 metres, offering stunning views of the surrounding vistas. This extraordinary space features a fully equipped kitchenette, making it perfect for entertaining guests or enjoying a cosy night in. The large bedroom on this floor includes built-in robes and an ensuite, providing a private retreat within the home. Whether you envision this space as an inspirational home office that sparks creativity or a relaxing sanctuary for extended family members, the sky lounge offers unparalleled flexibility to suit your lifestyle needs. Its thoughtful design and luxurious amenities ensure that it can easily transform to accommodate a variety of uses, making it a standout feature of the BORA Residences. Elevate your living experience at BORA Residences – where luxury meets versatility, and every moment feels like home.

**Luxury Features:-** Boutique community of ONLY eight townhouses, located at 15 Romano St- Carefully curated across three levels – perfect for relaxed living- Ground floor open-plan living, dining and kitchen- Segregated living via top floor sky lounge with kitchenette- Your own private yard – ideal for entertaining- Stylish kitchen with 20mm stone benchtops, timber accents and walk-in pantry- German AEG appliances - pyrolytic oven, induction cooktop and integrated dishwasher- 5-year warranty to ALL AEG kitchen appliances- Luxe master suite with walk-through robe, ensuite with two basins and private balcony- Secluded second master on top level with built-in robes and ensuite- Two additional bedrooms with built-in robes, serviced by the main bathroom- Spacious main bathroom with separate shower and bathtub- Ducted reverse cycle heating and cooling throughout- Combined laundry and powder room on ground floor- Walk-in linen storage on second floor- Double garage with internal access

**Your Choice:** Customise your BORA Residence to reflect your unique style and personality. With a great selection of colours and finishes, you can put your own stamp on every aspect of your home. Choose from light or dark tones for your kitchen and kitchenette, carpets, floating floors, and wet areas. Additionally, select your preferred staircase design from our available options. Create a space that is truly yours at BORA Residences.

**Particulars (all approx.)-** Total Combined Living: 251m<sup>2</sup>- Living: 198.2m<sup>2</sup>- Ground Floor Size: 66.5m<sup>2</sup>- First Floor Size: 81.6m<sup>2</sup>- Second Floor Size: 50.1m<sup>2</sup>- Garage Size: 40.9m<sup>2</sup>- Balcony: 8.8m<sup>2</sup>- Portico Size: 3.5m<sup>2</sup>- Yard Size: 52.4m<sup>2</sup>- Estimated Completion: Mid 2025- Body Corporate Fees Year 1: \$2860.68/year