

3 Bertie Close, Denman Prospect, ACT 2611



Sold House

Wednesday, 20 September 2023

3 Bertie Close, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 600 m2

Type: House



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Pause and take a moment to inhale all that is 3 Bertie Close, Denman Prospect. This property is architecturally designed, modern and sophisticated, with an abundance of natural light, sweeping views and high-end inclusions. This modern home allows separate living spaces or complete integration offering family members the chance to branch off at different times or come together as a family in the many entertaining areas, designed for all seasons. The high ceilings provide seamless flow from the kitchen and dining, through sliding doors into the AV/rumpus area and onto the heated outdoor entertaining area. This is where many a large family gathering, or milestone celebration can take place. The location is set in the sought-after suburb of Denman Prospect in a quiet cul-de-sac, looking across to parkland complete with iconic Canberra views of the Arboretum and Black Mountain Tower. This stunning home is situated perfectly for those looking for an adventurous lifestyle, with Stromlo Mountain Bike Park and YMCA Swimming/Leisure centre a short walk away. Less than five minutes from Denman Village Shops as well as a number of primary schools and early learning centres. A menu of playgrounds, open urban spaces and bush trails all within walking distance. This home is set to offer an exciting opportunity for those who appreciate the value of a modern family friendly home in a great location.

IMPORTANT FEATURES: * Open plan living spaces* Rumpus room / home theatre with built-in speakers* East facing side deck off kitchen with in-built slide for little ones* Kitchen with stone island, walk-pantry, gas cooktop* Top floor parents retreat complete with dressing room* Ensuite with double vanity and double shower* All bedrooms boast built-in floor to ceiling robes and custom cabinetry* Main bathroom with rain/rail shower and free-standing bath* Separate powder room* Spacious laundry with storage cupboards* Significant storage options around the home* High ceilings, electric blinds* Double glazed windows and doors* Ducted reverse cycle electric heating and cooling* In-slab hydronic floor heating * Elegant feature lighting throughout* Outdoor entertaining area with heaters and built-in speakers * Below deck outdoor storage* Garden feature lighting* Four car garage with additional under-house storage and internal access * Instantaneous hot water system * Alarm and security system

IMPORTANT NUMBERS:* Internal living: 257 sqm* External living: 21 sqm* Garage: 77 sqm* Total: 355 sqm* Block size: 600 sqm* EER: 4.5 Stars* Rates: \$960 pq approx.* Land tax: \$1,710 pq approx.* Rental estimate: \$1,250 pw

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