

30/8 Trinca Street, Denman Prospect, ACT 2611



Townhouse For Sale

Thursday, 13 June 2024

30/8 Trinca Street, Denman Prospect, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Offers over \$705,000

Create your ideal lifestyle built around peace and comfort living in this modern 3-bedroom residence nearby Ridgeline Park. Boasting a lovely north facing aspect in combination with high ceilings, floor-to-ceiling sliding doors and LED lighting, there is plenty of natural light that flows throughout this home. Ideal for any first home buyer looking to enter the market, a live-in owner wanting to live in this premium location, or the astute investor seeking an addition to their portfolio, this property is sure to tick all the boxes and more. Internally, the layout has been expertly designed with a beautiful blend of spacious living areas, bedrooms and outdoor spaces to cater to any lifestyle. The open plan living area offers an inviting lounge room ideal for day-to-day living and year round relaxation. The separate dining area offers an appealing space for any family meal or formal gathering hosting guests in style. A major feature of the home are the beautiful outdoor areas that present an attractive setting for any resident to admire. To the front of the home, the low maintenance courtyard with striking sandstone blocks, dedicates itself to any occasion to entertain friends and family, a peaceful haven to relax quietly outside or for kids and pets to play. Extend your living off the lounge room with the sizeable balcony that offers further space for outdoor relaxation to embrace. Connecting nicely with the dining area, the kitchen offers an impressive level of space with a practical layout to cook homemade meals to perfection. The extra-long stone benchtop allows for plenty of bench space for meal preparation with the addition of the Fisher & Paykel gas cooktop and oven. There is ample pantry and cupboard space for utensils and groceries. With peace and privacy in mind, both the main and second bedroom are positioned quietly upstairs away from the living areas. The main bedroom is a suite worth coming home to, complete with beautiful north facing aspect and views as far as the eye can see, a Juliette balcony with high floor-to-ceiling sliding doors, reverse cycle heating & cooling a mirrored sliding wardrobe and an ensuite. The second bedroom is well-sized with a mirrored sliding wardrobe, two windows for added natural light and easy access to the main bathroom ideal for accommodating guests or a housemate. Whilst the third bedroom is situated downstairs with a built-in robe and windows for added light. Both bathrooms present a sophisticated look with full-height tiling, floating vanities, mirrored shaving cabinets and showers. Storage within the home, has been carefully considered and thought of. The sizeable two-car garage with the benefit of epoxy flooring offers under-stair space and a linen cupboard for household items and storage, and the European style laundry with a clothes dryer, drop-in sink and overhead cupboards for added space. In addition, there is also an extra area that allows for space for storage, home office, gym or a work shop/benches. In this desirable location, have the opportunity to discover why so many people have decided to call Denman Prospect home over the years. Just moments, some of the areas finest attractions are nearby to enjoy. The Ridgeline Park, recreational basketball court are just metres away, whilst the Denman shops are just around the corner with various shopping options to experience. For any explorer Mt Stromlo and the countless walking and bike trails can be found close by, adding another exciting feature to this premium area soon to call home.

Summary of features: Contemporary 3-bedroom 'Elio' residence
Lovely combination of internal & outdoor areas for year-round enjoyment
North facing aspect to the living areas, balcony & main bedroom with plenty of natural light
Spacious open plan layout with timber flooring
Private low-maintenance courtyard ideal for pets with beautiful sandstone blocks & landscaping
Large tandem garage with epoxy flooring & extra space for a workshop, office, home gym or storage
Entertaining balcony off the living area for outdoor relaxation
High floor-to-ceiling double glazed sliding doors for increased energy efficiency
Desirable north facing aspect to the living areas & front balcony
High ceilings with LED lights
NBN connection
Reverse cycle heating & cooling air conditioning to the living areas & main bedroom
Dual roller blinds to the windows
Inviting lounge room for day-to-day living & relaxing in comfort
Separate dining area for hosting guests & family meals
Practical kitchen layout with plenty of bench space for meal preparation
Fisher & Paykel gas cooktop & oven
Ample pantry & cupboard space for appliances & utensils
Main bedroom suite with stunning views, a Juliette balcony with floor-to-ceiling sliding doors, built-in mirrored wardrobes & an ensuite
Second bedroom positioned upstairs with windows for added light, mirrored sliding wardrobes & easy access to the main bathroom
Downstairs third bedroom with a built-in wardrobe & windows
Bathrooms with full-height tiling, wall hung vanities, mirrored shaving cabinets & designer fittings
Linen cupboard for household goods & understairs storage in the garage
European style laundry with a clothes dryer, bench space & sink & overheads cupboards for added storage space
Coded front door security lock & a crim-safe screen door
Security camera system

Key figures: Living area: 101m² Courtyard: 24m² Balcony: 8m² Garage: 55m² Rates: \$2,240 p.a. (approx.) Land tax (investor's only): \$2,822 p.a. (approx.) Strata: \$2,189 p.a. (approx.) Year built: 2021 EER: 6