

# 31/26 Marie Little Crescent, Denman Prospect, ACT 2611



## Townhouse For Sale

Saturday, 27 April 2024

31/26 Marie Little Crescent, Denman Prospect, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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**\$739,900+**

Welcome to your dream home! Nestled in the family friendly area of Denman Prospect, this end-of-row terraced residence embodies modern comfort and convenience. Boasting three bedrooms, two bathrooms, and a powder room on the ground floor, it's perfect for families or those who love to entertain. Step inside to discover an inviting open-plan living area, flooded with natural light and seamlessly connecting to both the balcony and quaint courtyard, ideal for enjoying morning coffee or hosting summer BBQs. Whether you're relaxing indoors or soaking up the sunshine outside, ducted air conditioning ensures year-round comfort. Upstairs you'll love the huge main bedroom with large BIR and ensuite which is segregated from the second bedroom and main bath which features shower and separate bath tub for the growing family. This home is designed with practicality and luxury in mind, featuring double glazed glass throughout for energy efficiency and functional spaces to live how you want to. Plus, the oversized 50m<sup>2</sup> double garage offers ample space for 2 car parking while leaving enough room for a home office or gym, catering to your every need. Don't miss this opportunity to make this stunning property your own!

**The Perks:**

- 3 Bedroom, 2.5 bath semi-detached terrace in Elody
- Flexible living options
- Open Plan spaces
- Modern kitchen with stone counters and AEG appliances
- Balcony to rear and front courtyard
- Oversized double garage with internal access
- Close to playgrounds, parks and local shopping

**The Numbers:**

- 114m<sup>2</sup> internal living
- 50m<sup>2</sup> garage
- 28m<sup>2</sup> external
- Strata : \$711.60 p.q
- Rates : \$490 p.q approx

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.