

**34/4 Skuta Place, Denman Prospect, ACT 2611**

home by holly

**Townhouse For Sale**

Thursday, 16 May 2024

34/4 Skuta Place, Denman Prospect, ACT 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 205 m2**

**Type: Townhouse**



Rick Meir

0491850701

**\$900,000+**

This stunning tri-level townhouse offers abundant accommodation and a lifestyle of sophistication and convenience. Set over three impressive levels, boasting a 4 bedroom ensuite configuration, this home seamlessly blends contemporary design with practicality, making it an excellent choice for multi-generational families, entertainers, and those seeking a versatile floorplan. Upon arrival, an established courtyard garden greets you, creating a serene setting right at your doorstep. The lower-level showcases privacy and space flaunting a rumpus room, cleverly segregated bedroom, along with a powder room and well-appointed bathroom and laundry, ideal for guests, extended family, or spacious work from home option. Moving through the residence you'll discover the main hub, where natural light floods the open plan living area, creating an inviting atmosphere for relaxation and socialising. The gourmet kitchen, complete with quality appliances and waterfall benchtop, will entice you to indulge family and friends. Enjoy the added convenience of internal access to a double garage, to deliver your groceries to the walk-in pantry with ease. Impress your guests with breathtaking views from the balcony as you raise your glass to an enviable lifestyle. Venture to the upper floor, where three bedrooms and a study nook await. The luxurious master bedroom features an ensuite and walk-in robe, providing a welcome sanctuary, whilst the remaining bedrooms offer built-in wardrobes, and access to the main bathroom, complete with an alluring bathtub. Beautifully positioned to appreciate a superb aspect, this contemporary home exudes quality selections and attractive design. Enjoy leisurely strolls to nearby cafes, shops, and vibrant playgrounds, immersing yourself in the wonderful community and surrounds. With all the modern comforts you would expect, this townhouse offers a low-maintenance lifestyle that is hard to beat. To arrange a viewing, contact Rick and Tina Meir on 0408 588 770.

features: impeccable presentation. spacious design with abundant accommodation. separate living areas. light-filled open plan living area with balcony. views to Telstra Tower. superb kitchen with waterfall benchtop & quality appliances. reverse cycle ducted air-conditioning. walk-in pantry. study nook. bathtub in main bathroom. established courtyard garden. thoughtful floorplan with lower level providing an ideal option for guests, extended family, or work from home space. double auto garage with internal access. nearby you'll find Denman Village Shops, Ridgeline Playground, Stromlo Leisure Centre, Stromlo Forest Park, Woolworths Metro, Molonglo River and so much more. finer details (all approximate): living area: 168.1m<sup>2</sup> (approx) garage: 37.2m<sup>2</sup> (approx) Built: 2020 Bodycorp: \$777.04 per quarter Sinking fund: \$37.10 per quarter Rates: \$620 per quarter