

# 37/26 Marie Little Crescent, Denman Prospect, ACT 2611

**independent**  
PROPERTY GROUP

## Sold Townhouse

Thursday, 10 August 2023

37/26 Marie Little Crescent, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 174 m<sup>2</sup>

Type: Townhouse

**\$985,000**

Among the heights of Denman Prospect, is this immaculately presented near new 4-bedroom Townhome. Centrally located & low maintenance, this home provides options for multi-generational family living or ability for a home business. The kitchen is really the heart of the home in this instance, positioned within the middle level & open plan to the dining & family room. Gaze out to the mountains & beyond with a balcony off the living space, with views out to Black Mountain tower & the city, perfect for catching the fireworks. The extra-large main bedroom caters for the lives of many. It offers enough space for a study desk & even a large cot for the very little ones. With a balcony off the main bedroom & an ensuite, life will be easy for all. 2 other bedrooms at the top level near a main bathroom & separate toilet. Coming in from road level, is the mega bedroom or rumpus room. An extra ensuite & direct access to the wonderful & green courtyard, this is ideal for teenage kids or the parents to maintain their own little retreat from the rest of the home. Car enthusiasts will be delighted in seeing the double garage with internal access, offering the pride & joy protection from the elements. Reverse cycle ducted heating & cooling within the entire home allows warmer winters & cooler summers. A smorgasbord of shops, cafes, eateries & shopping outlets close by at Denman Prospect shops allows life to be easy. Just imagine waking up with a hot brew not too far away, or even the avocado on toast we all enjoy. A minutes drive to the city Belconnen Mall & Woden Town Centre makes 37/26 Marie Little Crescent the home to inspect. Features:- Living: 174m<sup>2</sup> - Courtyard: 28m<sup>2</sup>- Balconies: 13m<sup>2</sup>- Extra large Townhome in desired location- Multi-Generational layout options- Near new home built in 2020- Open plan kitchen, dining & living spaces- Balcony off living space with views- Views to city & Black Mountain- Mega large main bedroom with WIR- Bathroom & Toilets on all levels- Ducted reverse cycle heating & cooling- Instantaneous hot water - Double garage with internal access- Close to Denman Prospect shops