

4 Ah Ket Rise, Denman Prospect, ACT 2611

home by holly

House For Sale

Friday, 1 March 2024

4 Ah Ket Rise, Denman Prospect, ACT 2611

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 534 m2

Type: House



Rick Meir

0491850701

\$1,450,000 +

Beautifully set amidst the natural splendor of Molonglo Valley, this exquisite split-level residence enjoys supreme convenience, and an enviable lifestyle where shops, schools, parkland, playgrounds, and leisure activities are moments away. Showcasing an ideal combination of modern luxury and alluring surrounds, this stunning home provides both a welcome retreat, and access to an active, outdoor lifestyle, sure to keep all members of the household happy. Thoughtfully designed and crafted, generous proportions and quality selections are immediately apparent throughout. European oak flooring greets you underfoot upon entry as it leads you to the impressive living spaces. Undeniably the heart of the home centres around a superb gourmet kitchen that features excellent inclusions, island bench and butlers pantry with sink. Seamless flow to the covered alfresco and low-maintenance landscaped gardens, makes all-weather entertaining with family and friends a pleasure. Featuring abundant accommodation, including a spacious master suite, cleverly segregated for ample privacy and peace, this home also boasts a built-in study nook with beautiful joinery, further enhancing the aesthetic appeal of the interiors, and well-suited to those who work from home. The fifth bedroom, serves as a versatile space – ideal for growing families or easily converted into an additional living area, providing floorplan flexibility that best suits your needs. With the changing Canberra seasons, year round comfort has been carefully considered, with residents benefiting from underfloor heating, ducted reverse cycle air-conditioning, double glazing and double auto garage with internal access. Located in close proximity to Ridgeline Playground, Stromlo Leisure Centre, Stromlo Forest Park, walking trails, Denman Village Shops, local schools, and within an easy drive to the nearby Molonglo river – you'll discover ample recreational options to support a connected, and healthy lifestyle. With so much to love, we encourage you to see this exceptional home for yourself. Contact Rick and Tina today on 0408 588 770. Instagram @rickandtinaeir.agents features: immaculate presentation and appealing split-level design. versatile floorplan ideal for the growing family. spacious master bedroom featuring walk-in robe and ensuite. impressive joinery and study nook. 5th bedroom offers flexibility to be utilised as additional living space. main bathroom features bathtub. separate toilet. european oak flooring. ducted reverse cycle air-conditioning. underfloor heating. single and double-glazed windows. plantation shutters. butler's pantry featuring sink and window. 5-burner gas cooktop. electric oven. kitchen island benchtop. covered alfresco. auto irrigation throughout gardens and lawn. excellent storage. double auto garage with internal access. finer details: (all approximate) Residence: 209.70m² Garage: 39.40m² Alfresco: 18.4m² UV: \$705,000 Rates: \$894 per quarter Land Tax: \$1545 per quarter (land tax only applicable if not your primary residence)