

41 Eggins Street, Denman Prospect, ACT 2611

House For Sale

Thursday, 6 June 2024

independent
PROPERTY GROUP

41 Eggins Street, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 414 m2

Type: House



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Offers Over \$1,300,000

Situated in one of Canberra's most sought-after new suburbs is this well-designed family home offering 177m² of living with north to the rear of the 414m² level block. Featuring two large living areas and four spacious bedrooms, along with a covered alfresco area, the versatility and space of this exceptional home will suit just about any family's needs. High ceilings, an abundance of double-glazed windows and a northern facing aspect add to the grandeur of the enormous kitchen and open plan living and dining area. The kitchen includes a huge island bench with 40mm stone benchtops, walk-in pantry, quality Bosch appliances including a 900mm induction cooktop along with an abundance of soft-close cupboards and drawers. Opening off the spacious main living area through large, double-glazed sliding doors is a tiled alfresco area complete with built in joinery, sink and bench space, along with a wine fridge and ceiling fan. Overlooking the backyard, this sun-drenched entertaining space is sure to be highly popular with residents and guests alike. Timber flooring is carried throughout living areas and main bedroom with a separate living area located at the front of the home, offering exceptional versatility as the ideal media room or formal lounge area. The segregated main bedroom features a large walk-in wardrobe and stylish ensuite with contemporary finishes including twin vanities, a large shower, and full height tiling. An equally impressive second bedroom is located off the main living area, with a sunny northern aspect. Being extremely spacious, it could easily be used as a third living area/multipurpose room if desired. Bedrooms three and four are privately positioned in their own wing which can be shut off from the remainder of the home. Here you'll also find the laundry room and main bathroom which includes full height tiling, a stone-topped vanity, and a large bathtub. A separate powder room offers further convenience and is ideal for large families or while entertaining guests. Further features of this superb family home include internal access from the large double garage, ducted reverse cycle heating and cooling, ceiling fans, electric keyless entry, and a rainwater tank to name but a few. Denman Prospect has become the premier Molonglo Valley suburb with quality homes throughout, exceptional local shops, multiple parks, easy walking distance to the Evelyn Scott School, a state-of-the-art aquatic centre and Mount Stromlo on our doorstep. Features:-

- 177m² of internal living-
- North facing to the rear-
- Multiple living spaces for versatility -
- Ducted reverse cycle heating and cooling-
- Engineered timber flooring throughout -
- Large kitchen with 40mm stone benchtop and soft-close cupboards-
- Bosch appliances including 900mm induction cooktop -
- Walk in pantry -
- Covered alfresco with built-in joinery, sink and wine fridge -
- Segregated main bedroom with a large, walk-in robe -
- Ensuite with twin vanities and full height tiling-
- Bathtub in main bathroom and multiple linen cupboards -
- Powder room-
- Large laundry with outdoor access-
- Electronic keyless entry -
- Double garage with internal access-
- 6.6kw solar panels-
- Rainwater tank