

**46/3 Martel Street, Denman Prospect, ACT 2611**

LUTON

**Townhouse For Sale**

Thursday, 21 March 2024

46/3 Martel Street, Denman Prospect, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 204 m2**

**Type: Townhouse**



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## Auction

Perched atop the hills of Denman Prospect, with views out to the Molonglo valley and beyond, 46/3 Martel Street epitomises modern living at its finest. This four-bedroom home offers the convenience of townhouse living without compromising on space or finishes. With a generous footprint on the ground level you'll find an oversized double garage with internal access. The kitchen is fully equipped for the modern chef, boasting prestige Ilve Induction cooktop, oven, dishwasher, and microwave, complemented by a three-metre island bench. The warm timber tones of the kitchen cabinetry seamlessly blend with the timber laminate floorboards of the living and dining areas that open out onto a 50m<sup>2</sup> courtyard with low-maintenance plantings. For added convenience the lower level is serviced by a separate powder room. Ascending to the upper level, you'll discover the spacious master suite, overlooking the courtyard below. Complete with a dressing room and a neutral-toned ensuite, it offers the perfect spot to savor your morning coffee while enjoying the view from either the bed or the private north-facing balcony. Separated by a full-sized laundry and a main bathroom with a bathtub and separate toilet, all three additional bedrooms feature mirrored built-in wardrobes. Nestled at the end of the Otto precinct, this expansive 219m<sup>2</sup> home is constructed to premium standards. Boasting an impressive EER of 7.1 stars and fitted with Daikin dual-zoned reverse cycle air conditioning and double glazing, the home is temperate all year-round. Conveniently located just a stone's throw from Denman Shops, its elevated position and proximity to local schools and recreational amenities, such as Ridgeline Park, Denman Village Playground, Stromlo Leisure Centre, and Molonglo River Reserve, solidifies a reputation of premium living in Denman Prospect. Features: - Rental Estimate of \$730 - \$780 per week - North Facing - Large rear courtyard - Views across the Molonglo Valley - All electric home - Ilve kitchen appliances - Downstairs powder room - Understairs storage - Master suite with ensuite and dressing room - Main bathroom with bathtub and separate toilet - Full sized laundry with Haier washer-dryer - Three additional bedrooms with mirrored built-in wardrobes - Double glazed - Zip instantaneous hot water - Daikin zoned reverse cycle air-conditioning - NBN fibre to the premise - Ground level oversized double garage - 10 min. (approx.) walk to Denman Village Shops and Evelyn Scott School - 5 min. (approx.) drive to Stromlo Leisure Centre EER: 6 Living size: 167m<sup>2</sup> Garage size: 37m<sup>2</sup> Courtyard size: 50m<sup>2</sup> Rates: \$637 p.q (approx.) Body Corporate fees: \$553 p.q (approx.)