

**58 Ada Norris Avenue, Denman Prospect, ACT 2611**



## House For Sale

Thursday, 15 February 2024

58 Ada Norris Avenue, Denman Prospect, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



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**\$925,000 - \$1,019,000**

Nestled within the highly sought-after Denman Prospect, and positioned on an elevated street, this low maintenance, four-bedroom, split-level family home exudes sophistication, and modernity. Stepping in, you are greeted with the luxurious kitchen encompassing the open plan living and dining area. The kitchen is the focal point, with its stainless-steel appliances, complemented by waterfall stone benchtops, a butlers pantry, and ample storage. The living and dining is spacious and provides room for you to configure how you would like. The large sliding doors create a sense of indoor-outdoor living that takes you out to the private front courtyard. A study nook is conveniently placed near all the living areas. Taking a couple steps down, you'll be welcomed by a media room which can be used as a multipurpose space. The primary bedroom is segregated from the rest and is accompanied by an ensuite and a large built-in-robe. The other three bedrooms are sizeable, all of which including built-in-robos. A spacious bathroom caters for the rest of the home, with a separate powder for any guests. A door from the media room takes you out to the low maintenance yard with stunning views. You will be delighted to find that the popular Denman Shops are only a 3 minute drive away (approx.), with a great IGA, bar, café, Club Lime gym and other amenities on offer. The 'Koko' Molonglo complex provides convenience with a Woolworths, BWS and more. A few minutes' drive and you have the comprehensive services of the Cooleman Court shopping/restaurant/sport precinct, while you also have quick access to main transport routes to Belconnen and Woden, not to mention Stromlo Forest Park, Uriarra Road and the Murrumbidgee River.\* Four-bedroom family home \* Separate title detached home, no strata\* Modern split-level design on an elevated position\* Open plan layout with abundance of natural light \* Quality fixtures and fittings throughout\* Stunning kitchen with butlers pantry\* Spacious master with modern ensuite\* Large primary bedroom accompanied by an ensuite\* Three sizeable bedrooms all of which including built in robes\* Media/Multi-purpose room\* Private front courtyard\* Ducted reverse cycle heating and cooling\* Solar panels\* Double glazing throughout\* Double garage\* 6.0 star energy efficiency rating with minimal bill costs\* 2000L water tank\* Stroll to local parkland\* Easy access to Stromlo ParkLand Size: 300sqmLiving Size: 180sqmExternal Size: 20sqmEER: 6.0Rates: \$2,622pa (approx.)Land Tax: \$4.142pa (approx. if rented out)UCV: \$450,000 (2023)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.