

6 Navratil Street, Denman Prospect, ACT 2611



Sold House

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6 Navratil Street, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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\$1,200,000

This beautifully presented home is being sold for the 1st time since new, the single level floorplan makes it easily accessible for all family members and ensures there is no wasted space while clever design features offer separated living spaces, high ceilings and an oversized main bedroom at the rear not sharing walls with other bedrooms to allow more privacy. If cooking is important to you, the kitchen is constructed over 3 zones with lots of additional storage cupboards with smart pull-out shelving and large pot draws, 40mm thick stone benchtop, 3 sinks, 2 full-size dishwashers, 2 separate under-bench electric ovens (convection oven and traditional oven) oversized 900mm 6-burner gas cooktop with externally ducted rangehood and an extra-large fridge cavity. The highly regarded local Denman Village shops are just 200m away where you will find conveniences such as an IGA, a medical centre, a gym, café, bar, chemist, dentist plus the walk-ways around the suburb, local parks, recreation areas and local school all add to complete this package. Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features Overview:

- Freestanding (no shared walls), primarily single level, separate title property
- Modern, 3-year-old property with high level of inclusions and all the conveniences
- Direct North aspect to side of home
- Ultra-high ceilings in main living area and 2.7m high ceilings throughout rest of home
- 13.8 kw Rec alpha solar panels on roof
- Vacant possession with early access prior to settlement available if you need to move in quickly
- Flexible settlement options available if you have another property you want, or need, to sell, or to give more time to secure financing

The numbers (approx):

- Living area: 164m²
- Garage size: 42m²
- Pergola covered entertaining area: 17m²
- Front porch: 9m²
- Block size: 432m²
- UCV: \$615,000 (2022)
- Energy rating: 6 stars (out of 6 stars)
- Age of home: 4 years (built Dec 2019)
- General Rates: \$3,262 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$5,597 p.a.
- Conservative rental estimate (unfurnished): \$1,000/wk

Builder: Silverton Homes Pty Ltd

Inside:

- Wide entry door and hallway to enter
- Control 4 home automation system where entry door, doorbell, lighting, heating/cooling, garage door, external cameras, TV and sound system can all be controlled via a tablet and remotely via an app on a smart phone
- Ducted reverse cycle air conditioning
- In slab heating to main living areas, bathrooms and laundry
- LED downlighting throughout
- 8 security cameras externally
- Main living area has in-ceiling surround sound speaker system and highlight windows to capture Northern light
- Wall mounted flat screen TV and electric fireplace on feature stone internal wall
- Huge, modern kitchen with 3 zones and lots of additional storage cupboards with smart pull-out shelving and large pot draws, 40mm thick stone benchtop, dual sink and separate 3rd sink
- 2 separate full-sized dishwashers, extra-large fridge cavity, 900mm Smeg, stainless steel 6-burner gas cooktop and externally ducted rangehood, 2 separate Miele stainless steel electric ovens (steam oven and pyrolytic oven)
- Main bedroom is oversized with ample space for king sized bed and side tables, ceiling fan, windows on 2 sides of the room, walk in robe with shelves, hanging and draws
- Ensuite has shower with dual shower heads, Grohe tap ware, Roca toilet, heat lamps, custom vanity with dual basins and stone top with storage under, external ventilation window
- 2nd and 3rd bedrooms have North windows, ceiling fan, 2-door built in robes
- 4th bedroom opens off the main living area and has engineered timber flooring, directional lighting, full length North aspect window, 2-door built in robe and large sliding door entry - it could also act as a multipurpose WFH or additional living space
- Main bathroom has corner shower with dual shower heads, Grohe tap ware, custom free-standing bath, floor to ceiling tiling, Roca toilet, external ventilation window, custom vanity with stone top and storage under, heated towel rail
- Formal lounge at rear of home has windows on 2 sides, built in surround speakers, ceiling mounted projector and screen
- Engineered timber flooring in all bedrooms, hall and rear formal lounge
- Laundry has additional cabinetry, washing machine and dryer, pull out ironing board, corner tub, stone top and external access
- 2 door linen storage cupboards in hall
- Clipsal series light switches
- NBN connected for high-speed internet (FTTP)
- Large double remote accessed garage with internal access, rear access to yard and storage shelves

External:

- Coloubond roof, facias, gutters
- Tiled and pergola covered entertaining area with external lighting
- No lawns in front or rear yard, raised garden beds for vege patch
- Wall mounted clothesline
- Rinnai instantaneous and continuous gas hot water system
- Room in driveway for 4-6 more vehicles off the road
- Brad 4 sound screen to all internal walls for additional privacy
- R 2.7 insulation to external walls
- R 7 insulation to roof cavity to improve energy efficiency rating

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- Written

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