

# 6 Obad Street, Denman Prospect, ACT 2611

LUTON

## Sold House

Monday, 14 August 2023

6 Obad Street, Denman Prospect, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 249 m2

Type: House



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## Contact agent

In an elevated location only one street from reserve and in very close proximity to Mt Stromlo and all its facilities, this spacious, freestanding home of 163m<sup>2</sup> living is impeccably presented and ready for immediate enjoyment. Surrounded by lush, low maintenance landscaped gardens, the home is spread across two levels providing space for the whole family. The lower level of the home has a stunning light-filled, open-plan living space that flows to the rear entertaining deck and back garden. The well-equipped kitchen forms part of the open-plan living and features stone bench tops, a gas cooktop and dishwasher. There is also a full laundry, powder room and abundant storage space, including over 6m<sup>2</sup> of walk in under stair storage, insulated, lit and with a double powerpoint. There is also a double auto garage that boasts internal access and recessed, in-built custom shelving. Heading up the stairs to the second floor, you'll find three generous bedrooms, all with built-in storage. The main bedroom has a modern ensuite, spacious walk-in wardrobe and northerly aspect. The other two bedrooms are serviced by the main bathroom and separate toilet. Each room has lovely natural light, and the third bedroom has stunning views through the dual aspect windows that look out across the reserve, to Mt Stromlo and onwards to the Brindabellas. In addition to this, there are multiple large linen cupboards. The home has a wonderful northerly aspect to the rear, providing beautiful sunlight and winter warmth. Built only 5 years ago it is extremely energy efficient and comfortable with a ducted reverse cycle system throughout with a solar system already installed. For those searching for a home that promises space, comfort and convenience, with the added appeal of a relaxed Molonglo Valley lifestyle, you can't go past this sensational property. Features: - ? Elevated location near reserve and Mt Stromlo (only 60 second ride until you are on the tracks of Stromlo Forest Park) - ? Walking distance to Evelyn Scott School, Stromlo Leisure Centre, playgrounds and Denman Village shops with supermarket, chemist, doctor, café and pub and child care centre - ? Freestanding home, separate title - ? North aspect to the rear - ? Spacious, light-filled living areas - ? Well-equipped kitchen - ? Downstairs powder room - ? Three bedrooms, all with built-in wardrobes - ? Modern bathroom and ensuite with custom vanities - ? Ducted reverse cycle heating and cooling - ? 12 solar panels, 3.24kW system - ? Rear entertaining deck - ? Beautifully landscaped low-maintenance gardens - ? Abundant storage on both levels - ? Double auto garage with internal access and custom storage - ? Rental appraisal of \$775 to \$825 per week EER: 5.5 Land Size: 249m<sup>2</sup> Living Size: 163m<sup>2</sup> (approx.) Land Rates: \$2,270 p.a (approx.) Land Value: \$375,000 (approx.)