

# 70 Wyndham Avenue, Denman Prospect, ACT 2611

**independent**  
PROPERTY GROUP

## Sold House

Friday, 3 November 2023

70 Wyndham Avenue, Denman Prospect, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 655 m2**

**Type: House**



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**\$1,470,000**

Situated in one of Canberra's most sought-after new suburbs is this perfectly designed family home with nearly 300m<sup>2</sup> under roofline. Offering three large living areas and four spacious bedrooms along with a huge covered alfresco area, the versatility and space of this exceptional home will suit just about any family's needs. Extra high ceilings and a north facing aspect add to the grandeur of the enormous kitchen and open plan living and dining area. The kitchen includes a huge island bench and breakfast bar with 40mm stone benchtops, quality Fisher & Paykel appliances including a 900mm oven and gas cooktop along with an abundance of soft-close cupboards and a large walk-in pantry with sink and wine fridge. Large stacking sliding doors open to the massive alfresco area surrounded by beautifully established, private gardens which includes a 4m Vortex swim spa. Timber flooring is carried throughout the kitchen and living areas, except for in the home theatre which features a built-in gas fireplace and stylish plantation shutters to create an inviting yet sophisticated space. Tucked away from the living areas is a separate multipurpose room opening off the remaining bedrooms making for an ideal children's activity room or teenager's retreat. The segregated main suite features an oversized bedroom with sliding door access to the backyard as well as two separate walk-in wardrobes that flow through to the contemporary ensuite complete with twin vanities, large shower, and separate toilet. Like the ensuite, the main bathroom includes twin vanities with stone benchtops as well as a bath and shower with a large powder room also adjacent. Further features of this superb family home include internal access from the large double garage, ducted reverse cycle heating and cooling, ceiling fans in all bedrooms, plumbing to the fridge, a large walk-in linen cupboard, irrigation system throughout the garden, solar panels and a rainwater tank to name 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: - North facing to the rear - Extra high ceilings - Three living areas - Ducted reverse cycle heating and cooling - Timber-look flooring throughout majority of living areas - Large kitchen with 40mm stone benchtops, breakfast bar and soft-close cupboards - Fisher & Paykel appliances including 900mm oven and gas cooktop - Butlers pantry with sink and wine fridge - Home theatre with gas fireplace - Huge covered alfresco with merbau timber decking - 4m Vortex swim spa - Segregated main bedroom with two separate walk in robes - Ensuite with stone topped twin vanities - Bathtub in main bathroom and twin vanities - Powder room - Ceiling fans throughout majority of the home - Double garage with internal access - Walk-in linen cupboard - Large laundry - Irrigation system - Solar panels - Rainwater tank