

# 8 Ada Norris Avenue, Denman Prospect, ACT 2611

## House For Sale

Thursday, 13 June 2024



8 Ada Norris Avenue, Denman Prospect, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 538 m2

Type: House



Shane Killalea  
0412152607

## Offers over \$2,250,000

Immersed in views over the Molonglo Valley, Black Mountain and the Arboretum, this extraordinary home maximizes comfort, lifestyle, and the mesmerizing outlook. Expertly crafted with a focus on effortless entertaining. Delivering a substantial yet flexible floor plan, the layout provides for multiple living areas. Entertaining is a breeze with a large open plan kitchen and family room which opens out to a covered balcony. Lifestyle versatility is assured with a choice of distinct accommodation areas on the lower level. Spacious main bedroom with ensuite and walk in robes. Beautifully appointed main bathroom and powder room. Large activities room which could have many uses plus a separate study. One-of-a-kind design elements are married with bespoke finishes to perpetuate the effortless sense of luxury throughout. Additional Information: Lower Level 162 sqm Upper level 149 sqm Garage 52 sqm Reverse Cycle Air Conditioning Solar panels 11.84 kW Rated Power Output "Retractable" ducted vacuum system. Automated blinds throughout the home with a touch of a finger. The architectural design allows space & separation for all the family. The ease of having a lift allows seamless ascent to the upper level. Marble kitchen benchtops 40mm. Two ovens and a microwave. Butler's pantry. Cellar. Huge amount of storage. Double glazing throughout with 260-degree uninterrupted view from sunrise to sunset. Electric car charger in large double garage with internal access. Moments from Stromlo Leisure Centre. Close to local shops with grocery store, tavern, cafe, chemist, doctor and more. The landscaping of Denman Prospect with all the stone work & many trees create a special suburb, with a dedicated team to maintain its high standard. Opposite parkland with full facilities for family fun.