

# 8 Jegorow Street, Denman Prospect, ACT 2611

home by holly

## Sold House

Thursday, 12 October 2023

8 Jegorow Street, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 584 m2

Type: House



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**\$1,440,000**

#soldbycris #soldbymcreynolds \$1,440,000 Resting within the natural undulations of the site, framed by an array of native grasses and ground covers, this beautiful four-bedroom solar passive home was built for comfort and efficiency and is a study in effortless Nordic serenity, with its crisp white palette offset by pops of dove grey and warm oak. Interior spaces commune with landscape and an elegant organic materiality reflects the stunning bush surrounds. Featuring a 6.3kW solar array, a 9.6kWh home battery system, hydronic in-slab heating, perfect solar orientation and thermal mass, double glazed UPVC doors and windows, two water tanks and productive gardens; the home works effortlessly to minimise costs and keep things comfortable all year round. Upon entry, it is the floors that capture your attention first, a high polish concrete exposing the salt and pepper aggregate to stunning effect. But then the eye is drawn skyward as impressive ceiling heights within the wide entry hall, usher to the cathedral like social arena. A wall of glass sliders and clerestory windows maximise northern sun and capture views to both garden and mountains. Solar heat is banked within the concrete floors for warming during the winter. Deep eaves protect from the summer heat and ceiling fans along with cross ventilation, cool the home efficiently during the hotter months. The kitchen occupies the southern side of this voluminous central space. A soothing combo of stone bench tops, banks of soft touch drawers and sleek Blanco stainless steel appliances ensure a timeless appeal. The show stopping island bench has wonderful open sociability to both dining and living, making for easy family meals and sophisticated entertaining. Adjacent is the fourth bedroom or home office with double doors that can be opened fully for connection or closed for privacy. Upstairs two further bedrooms with built-in robes centre around a handsome family bathroom with tub. A generous laundry completes this level with loads of storage. A wall of windows overlooks fruiting pomegranates and finger limes within the master bedroom. Ideally placed at the front of the home for maximal privacy this generous bedroom is all peaceful billowing sheers and soft filtered light. The ensuite features a wide, open walk-in-rain shower and there is a generous walk-in-robe with dedicated shelving. Spring onions, and leeks grow in between apricot and lemon trees to help keep the insects at bay. Espaliered apples grace the fence line as a cornucopia of thriving herbs and vegetables spill over the edges of gravel pathways. It is not far from garden to table with the glamorous outdoor kitchen nearby, complete with plumbed sink and barbecue. The home is an easy stroll to Denman Village, offering a vibrant mix of shopping, eating and services. Local favs include Morning Dew Café for great coffee and Honeysuckle for a family friendly dinner and a glass or two. Movie nights, master classes, yoga and regular food pop-ups are some of the ways community is routinely fostered. There are fabulous parks close to hand, with loads of creative children's play equipment. Beautiful walking, biking and equestrian trails meander through the breathtaking scenery of Mount Stromlo including the incredible Stromlo Forest Park and Lower Molonglo Nature Reserve. The Woden precinct is not far, and it is a mere 15 minutes to the CBD by car. features..stunning architect designed, four bedroom solar passive home. quality build by DJ Homes. wide entry hallway (accessibility) with high ceilings. north facing, open plan kitchen, dining, living with 4.4m ceiling heights. electric clerestory windows welcoming light and cross ventilation. wall of UPVC double glazed lift and slide doors flowing to deck and garden. stunning easy-care concrete flooring creating a heat banking thermal mass. engineered timber flooring to upper level. soft carpet to all bedrooms. hallway closet. eaves measured for the height of the house to provide winter sun and block summer heat. Double glazed casement windows with dual opening and doors with double air seal. zoned, electric hydronic in-floor heating throughout. ceiling fans throughout. spacious modern kitchen with long island bench, ample storage including two full-height pantries, stone bench tops, Two Blanco wall ovens, induction cooktop, rangehood and dishwasher. master bedroom with garden views, large walk-in-robe and ensuite bathroom. two further bedrooms on upper level with built-in robes. main bathroom with tub and separate toilet. storage cupboard within upper level hallway. large internal laundry with ample storage and direct access to rear utility area. professionally landscaped with combination of native, fruiting trees, herbs and vegetables including - feijoas, blueberries cherry, apricot, persimmon, lemon, potatoes, leek, spring onions, rhubarb, strawberries, and herbs. covered outdoor kitchen with plumbed sink and bottled gas, stainless-steel barbecue. rear fence with fruiting espaliered apples. sandstone and iron garden edging. two water tanks. large double garage (60m<sup>2</sup>) with auto roller door, extra height (2.4m) to accommodate higher vehicles, extra storage space and internal access. 6.3kW solar array with 9.8kWh battery. solar hot water with electric booster. walking distance to Denman Village shops and restaurants. close to parklands and a myriad of scenic walking and biking trails and pristine waterways. handy to the Woden precinct and 15 mins to the CBDEER: 6 (7.9 as a new build) Land size: 584m<sup>2</sup>UV: \$ \$750,000 Rates: \$3,862 (approx) Living area: 183m<sup>2</sup> (approx) Garage: 60m<sup>2</sup> Year built: 2019 The information contained in this advertisement is derived from sources we deem reliable. 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