

87 Holborow Avenue, Denman Prospect, ACT 2611



Townhouse For Sale

Friday, 22 March 2024

87 Holborow Avenue, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 219 m2

Type: Townhouse



Vince Qi

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Auction

Position in an ultra-convenient location with captivating views of Mt. Stromlo, this stunning townhouse offers modern living fused with warmth and comfort. Step inside and be greeted by dual living areas, providing ample space for relaxation and entertainment. The open-plan kitchen is the heart of the home, offering a seamless flow for culinary endeavours and gatherings with loved ones. Embrace the natural light streaming through numerous windows, illuminating the interiors with warmth. Enjoy the northerly aspect, ensuring sunlight bathes your home throughout the day, creating a welcoming ambiance. Harness the power of sustainable living with solar panels capable of generating 6.6 kWh, aligning with your eco-conscious lifestyle. Stunning views of mountain from both the west and north sides, offering a serene backdrop to everyday living. High-quality curtains adorn the windows, not only providing 100% UV protection but also blocking out light, ensuring your privacy and comfort. Experience modern convenience with a smart lighting system, allowing you to effortlessly control the ambiance of your home with a touch of a button. Situated in a prime location, enjoy great proximity to local schools, shops, and playgrounds, making errands and leisure activities a breeze.

Features:

- 6.6 kWh solar system
- Northerly aspect
- Dual living areas
- Expansive courtyard and balcony
- A private garage plus an allocated car space
- Garden beds for veggies, plants or flowers
- 100% UV protection curtains and full light-blocking
- Family friendly complex
- Smart lighting system

Proximity:

- Stromlo Forrest Park
- Stromlo Leisure Centre
- Evelyn Scott School
- Charles Weston School
- Denman Village Shops
- Coombs Shops
- Woolworths Metro
- Glasswing Park
- Ridgeline Park
- Craven's Rise Park
- Ruth Park

Statistics (all measures/figures are approximate):

- Built: 2021
- Home size: 171sqm (Internal) + 48sqm (courtyard + balcony)
- Rates: \$571.00 pq (approx)
- Strata: Admin - \$1,050 pq Sinking - \$289 pq
- Rental appraisal: \$ - \$ per week unfurnished
- EER: 6.0