

90 Wyndham Avenue, Denman Prospect, ACT 2611

LUTON

Sold House

Sunday, 20 August 2023

90 Wyndham Avenue, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 524 m2

Type: House



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Contact agent

Showcasing spectacular spaces, super modern design and finishes of the highest standard, this impressively proportioned residence offers the ultimate city fringe lifestyle on an elevated position in Denman Prospect, a premier suburb surrounded by the nature trails and playgrounds of Mount Stromlo, and the parks and reserves around the Molonglo River Corridor. The four-bedroom split-level home is packed with exceptional features including expanses of polished concrete flooring, a chic monochrome palette with warm timber accents, and abundant light throughout including via the many skylights strategically placed to illuminate every space. The length of the home and its functional layout is revealed as you step inside, with a direct view from the entrance down the central hallway through to the rear garden. To the left is the double auto-door garage with internal access, while on the right is the segregated open-style main bedroom with large built-in wardrobe and vertical timber slat screening creating the separation with the superb ensuite with full height tiling, freestanding bathtub alongside a huge window with a private leafy outlook, large shower with dual rain shower heads, dual floating vanity and separate toilet. The next room on this level is a roomy yet cosy carpeted sunken lounge room with built-in seating including a large window seat with a garden outlook. As you step down to the north-facing rear level of the home, its stunning architectural design and wow factor is on full display – high ceilings and rows of full height windows along two sides creating even more sense of space. The open-plan living zone includes a fabulous glassed-in study, and the living and dining spaces which are defined but visually connected with the installation of an impressive two-way gas fireplace. The kitchen is outstanding, an entertainer's dream with more storage than the most accomplished chef would ever need. It comprises a large island bench/breakfast bar, stone bench tops, integrated refrigerator, double oven, two dishwashers, gas 5-burner cooktop, and incorporates a large butler's pantry with windows overlooking the garden. The remaining three bedrooms are also on this level – they all have built-in wardrobes and share a superb three-way bathroom with stone-top dual vanity, freestanding bathtub and large shower, and separate toilet. Underfloor heating throughout the tiled areas and ducted reverse cycle heating and cooling complements the warmth and ambience provided by the fireplace. Equal lifestyle emphasis has been given to the outdoor areas – the living space flows seamlessly to the low-maintenance landscaped exterior which has been designed to entertain in comfort and style. A large covered alfresco deck which includes a large stone bench with storage and built-in barbeque leads to the glass-fenced, in-ground concrete self-cleaning swimming pool, while there is plenty of lawn for children and pets to enjoy playing on along three sides of the enclosed and private rear yard. Features:-
- Elevated location in a premium suburb surrounded by nature trails, parks and playgrounds
- Walking distance to Evelyn Scott School
- Light-filled living, abundant use of windows and skylights, north-facing living areas
- Outstanding design elements, fixtures and fittings
- Impressive chef's kitchen with abundant storage, bench space and quality appliances
- Four bedrooms with built-in wardrobes, segregated open-style main with ensuite
- Separate living spaces including sunken lounge room
- Study
- Ducted and zoned reverse cycle heating and cooling, underfloor heating and two-way gas fireplace
- In-ground concrete self-cleaning swimming pool
- 12 solar panels (approx. 3.2kW system)
- 2,000 litre water tank connected to the toilets and garden taps
- Double auto garage
- Rental appraisal of \$1,000 to \$1,100 per week
EER: 2.5
Land Size: 524m²
Living Size: 213m² (approx.)
Land Rates: \$3,244 p.a (approx.)
Land Value: \$690,000 (approx.)