

# E43 Summerfield Close, Denman Prospect, ACT 2611



## Sold Townhouse

Friday, 11 August 2023

E43 Summerfield Close, Denman Prospect, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 138 m2**

**Type: Townhouse**



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## Contact agent

Currently under construction, due for completion Q4 2023. Welcome to Natura at Denman Prospect, where community, connection, and natural beauty come together in perfect harmony. This brand new townhouse offers a modern and comfortable living space, surrounded by stunning landscapes and an array of amenities. As you enter, you'll be greeted by the professionally landscaped native garden, creating a green heart that fosters a sense of community. Enjoy the convenience of a community vegetable garden, perfect for cultivating your own fresh produce. The residence's BBQ facilities, seating pockets, and green lawn spaces provide ample opportunities for outdoor gatherings and relaxation, all while enjoying clear pathways and sightlines to the surrounding suburb. One of the standout features of Denman Prospect is its remarkable backyard. You'll have access to cycling, running, and walking tracks that stretch for miles, making it a haven for fitness enthusiasts. The townhouse is also conveniently located near Canberra's newest fitness facilities, ensuring you have everything you need to maintain an active lifestyle. Additionally, you'll find some of Canberra's best local shops within easy reach, providing a range of amenities just a stone's throw away. Education and convenience go hand in hand at Natura. Local primary and secondary schools are just minutes away, making it an ideal location for families. The nearby IGA, gym, general practice, and the new Mt Stromlo Leisure Centre cater to all your daily needs. You can also enjoy the proximity to the local community centre with recreational parks, encouraging a healthy and fulfilling lifestyle spent outdoors. Location-wise, Natura at Denman Prospect is surrounded by a host of amenities. Evelyn Scott School, a renowned preschool to Year 10 institution, is just 1.4km away. Ridgeline Park and Marie Little Park provide green spaces for outdoor activities, both within easy reach. The Denman Village Shops are a mere 500m away, offering a range of shopping and dining options. For larger shopping expeditions, Cooleman Court Shopping Centre is a short 9-minute drive away. Additionally, the Stromlo Leisure Centre, a hub of recreational activities, is just a 3-minute drive from the townhouse.\* AEG appliances: 60cm 8 function electric oven, 60cm electric 4 zone induction cooktop, 60cm dishwasher\* Fisher and Paykel fridge\* Laundry: Artusi 4.5kg front load dryer.\* Windows: Double-glazed aluminium framed windows and sliding doors, with glass conforming to Energy Efficiency Rating (EER) requirements.\* Flyscreens to windows and sliding doors.\* Heating + Cooling: Reverse cycle ducted air conditioning system to living areas and bedrooms.\* Telecommunications: National Broadband Network (NBN) Fibre to the Premises (FTTP). \* Hot Water: 27KW Stiebel Eltron Instant Electric\* Engineered timber floor covering to Living, dining and kitchen areas.\* Carpet to bedrooms and multipurpose area\* Tiled flooring in Bathrooms and Laundry\* Master suite: Walk in robe with joinery, freestanding bath.\* Courtyard: Concrete flooring, privacy fencing, landscaped garden, and feature tree.\* North Facing\* Elevated views over Denman Valley\* 3.5m ceilings to main living areas\* Kitchen: \* 20mm stone benchtop,\* Stone splashback,\* Schweigen NAUM-6 52cm undermount rangehood (Ducted). \* AEG appliances: 60cm 8 function electric oven, 60cm electric 4 zone induction cooktop, 60cm integrated dishwasher\* Fisher and Paykel Integrated French-door fridge\* Living Space: 138.4 sqm\* Garage: 37.9 sqm\* Courtyard: 22 - 29 sqm\* EER: 6.0\* Strata: \$2,896pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.