

16 Medina Street, Denman Prospect, ACT 2611

House For Sale

Friday, 12 July 2024



16 Medina Street, Denman Prospect, ACT 2611

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 561 m2

Type: House



Paul Sutton



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AUCTION

Set on an elevated block with a commanding street presence, this stunning home is conveniently located only a few minutes drive to Woden Plaza and Canberra's CBD. Set amidst beautifully landscaped gardens, it has been carefully sited to gather the northern sun to the living areas and capture spectacular views to Mount Stromlo and the timeless Brindabella Mountains. Architecturally designed it reflects innovative and contemporary styling and is packed with all the comforts of modern living. A spacious flexible floor plan offers formal living and informal living areas, family room with meals area, 4 generous-sized bedrooms, media room that could be utilized as 5th bedroom, powder room and double garage with internal access. A spacious alfresco dining area extends the internal living areas bringing the outside in and provides the perfect spot to kick back and relax or entertain on a grand scale. The sensational galley style kitchen with butler's pantry is the heart of this unique property and opens to a floor to ceiling stone feature wall with fireplace, which radiates a warm and cosy ambiance to the open plan living areas. Features Belling 1100 mm CookCentre Deluxe Induction Range Cooker, high raked ceilings, quality appliances, decadent bathroom, ensuite, powder room tiled floors, ducted reverse-cycle air conditioning and 7kw solar system. The owners have cleverly levelled the backyard to provide gated parking for the largest vans or boats. This large parking space has flat access and is a rarity in the new suburbs, for those seeking off-street parking for their toys. This magnificent property is located close to Mount Stromlo Forrest Park which is packed full of walking, riding and equestrian trails. A very rewarding lifestyle awaits the new owners of this showcase home. This property was constructed in 2033 and has been occupied for just over one year. Why take the risk of building in this current economic climate and waste a year or two of your life, when you can move in and have it all now. Number Sixteen presents a great opportunity for the large family or those just wishing to indulge themselves.

Features Summary

- As new architecturally designed executive residence
- Large block 561 m2 (approx)
- Total area of residence 306 m2 (approx)
- Quiet location with panoramic mountain views
- Formal and informal living areas
- Stone feature wall with gas fireplace
- Family room and meals area
- 4 large bedrooms
- Spacious master bed with walk in robe
- Luxurious ensuite with double vanity and spa bath
- Designer bathroom with wet room
- Powder room downstairs
- Media room (could be utilized as 5th bedroom)
- High raked ceilings
- Floor tiles and carpet
- Designer kitchen with stone benches
- Butler's pantry
- Oven/cooktop - Belling 1100 mm CookCentre Deluxe Induction Range Cooker
- Ducted reverse cycle air conditioner
- 7 kw (approx) solar system
- Rinnai Infinity gas hot water system
- Alarm and colour video intercom system
- Beautifully landscaped low maintenance gardens
- 4,000 l (approx) water tank
- Gated off-street parking for the largest of vans
- Large alfresco dining area with mountain views and northerly aspect
- Double garage with internal access and remote door
- Close to public transport and Evelyn Scott School
- Denman Prospect local shops are just a short walk away
- Unique location only minutes to Woden Plaza and Canberra City