

28 Quong Tart Avenue, Denman Prospect, ACT 2611



House For Sale

Saturday, 29 June 2024

28 Quong Tart Avenue, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 423 m2

Type: House

Auction

When location, luxury and lifestyle matter most, only this brand-new contemporary knockout will do. Enviably placed just steps from the foothills of Mount Stromlo, it showcases exceptional living across two sunlit levels and has been designed with solar-passive intent. Quality and craftsmanship are apparent throughout. Hybrid timber flooring, designer lighting and premium stone finishes create an atmosphere of modern sophistication. Airy, high ceilings bring depth and dimension and allow window placements that bring in yet more natural light. Equipped for effortless entertaining, a sleek kitchen features high-end appliances, a showstopping island and an exceptional butler's pantry. Adjoining the culinary space is a substantial living and dining area with corner sliding doors that when open, provide a true indoor-outdoor ambience and easy access to a covered terrace with outdoor kitchen. Endowed with a beautiful north-easterly aspect, it's the perfect space for large-scale celebrations. The sun-drenched theme continues upstairs with an indulgent master suite that benefits from a stunning ensuite with skylight over the rainfall shower. This parents' retreat also lives up to its name with a private annexe with views to Black Mountain that would be perfect as a peaceful home office. Two additional bedrooms on this level are serviced by a chic main bathroom and a wonderful rumpus with wet bar while the fourth bedroom plus a third full bathroom, are located on the ground floor close to the entry and the sunken formal lounge. The latter spaces could be ideal for an older teen, guests or multi-generational family members.

FEATURES

- Built by Sky Homes
- Architecturally designed by Black Line Building Design
- Completely new, quality-built executive home
- Keyless entry and custom front door
- Double-height void with feature lighting
- Glamorous custom storage and bench seating at entry
- Porcelain tile floors to ground floor
- Kitchen with four-seat island, five-burner Westinghouse cooktop, integrated Bosch microwave and oven and a Bosch dishwasher to the butler's pantry
- Well-designed laundry with side access and exceptional storage
- Plumbed-gas and water to outdoor kitchen
- Room for plunge pool
- Rainfall showers to all bathrooms
- Master ensuite with dual sinks and floating vanity
- Mirrored built-in wardrobes
- Four-zone reverse-cycle ducted heating and cooling
- 3.4kW solar system
- Easycare garden with flat lawn and stone retaining wall
- Secure rear yard
- 2000L water tank
- Automated irrigation
- Double garage with internal access

Proximity:

- Mount Stromlo
- 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):

- Land size: 424.00 sqm
- Home size 312.34 sqm
- Upper Residence: 107.20 sqm
- Lower Residence: 164.90 sqm
- Garage: 40.24 sqm
- Rates \$964.75 per quarter
- Rental appraisal: \$1,150 - \$1,250 per week unfurnished
- EER: 6.0