

# 43 Trebilco Crescent, Denman Prospect, ACT 2611

## House For Sale

Saturday, 29 June 2024

**Canberry.**

*Live Where You Love*

43 Trebilco Crescent, Denman Prospect, ACT 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 200 m2**

**Type: House**



Curtis Dong  
0449889665



Shan Gao  
0457038888

**\$1,049,000+**

**SELLING FAST - 4 SOLD - 3 REMAINING**Contact Curtis on 0449 889 665 or Shan on 0457 038 888 to secure your dream home.Expected time lane...- Land settlement: Q4 2024 - Q1 2025- Construction Start: Q1 2025- Completion by Q4 2025What you will love...Welcome to our exquisite Ridge Terrace nestled in the heart of Denman Prospect. Experience affordable luxury living like never before with our spacious abodes designed to maximise every inch of the building.Perched majestically overlooking the serene Molonglo Valley, Ridge Terrace offers breathtaking vistas of the iconic Telstra Tower and the sprawling landscape of Canberra.Step inside to discover modern design elements that elevate living space to new heights, including soaring ceilings that enhance the feeling of openness.Convenience is paramount in the community, with all your daily needs just a stone's throw away. From local shops to GPs, public schools, gyms, and child care centres, everything is within easy reach.At a glance...- Separately titled home offered with split contracts (save around \$30,000 in stamp duty) - Impressive façade and immense street appeal- Designed to emphasis on flawless functionality and liveability - Impressive family home with 4 Bedrooms, 3 bathrooms, 2 living areas and study room- Spacious light-filled open plan living and dining area- Kitchen designed with the functionality and convenience in mind- Walk in pantry- Retreat is the perfect place to relax and, unwind in peace, away from the busy family areas- Study room- Oversized light-filled master bedroom features walk-in robe, luxurious ensuite and access to the private balcony- Two spacious bedrooms with built-in robes and services by the main bathroom with a bathtub, shower, and separate toilet- Guest bedroom downstairs with walk-in robe and easy access to the bathroom- Large outdoor terrace entertaining area- Mud roomInclusions...- 2700mm ceiling height to ground floor, 2400mm ceiling height to upper floor- 2340mm high internal doors to ground floor, 2040mm internal doors to upper floor- Double glazed windows- Square set throughout the house- Daikin ducted reverse cycle heating and cooling - Stone bench top, soft close drawers and cupboards- Quality Bosch/F&P induction cooktop, range hood oven and dishwasher- Shower niche- Free standing bathtub- Frameless shower screen - Double garage with remote control and internal access- 3 Phase power- Heat pump hot water system- 2000L water tank with pump- 90 days maintenance period- 7 years structure warrantyProperty details...Land: 200sqm (approx.)Total Living: 185.4sqm (approx.)Garage: 36.8sqm (approx.)Porch: 2.5sqm (approx.)Balcony: 8.0sqm (approx.)Terrace: 31.5sqm (approx.)Balcony: 8sqm (approx.)Total area: 264.2sqm (approx.)EER: 7.0Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.