

44 Kondalea Way, Denman Prospect, ACT, 2611

VERV

House For Sale

Friday, 23 August 2024

44 Kondalea Way, Denman Prospect, ACT, 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Elegant Family Living: Architecturally Designed Home

Presenting to the market an exceptional single-level family home nestled in the sought-after suburb of Denman Prospect. This architecturally designed masterpiece offers a harmonious blend of contemporary style and practical family living. Recently refreshed with a complete repaint, the home exudes a fresh and vibrant feel, ensuring it's ready for its new owners to move right in.

Number 44 boasts a well-considered floorplan, offering four spacious bedrooms, three beautifully appointed bathrooms, powder room and a double garage with convenient internal access. Two of the bedrooms feature their own private ensuites. The master also includes a walk-in robe and a designer ensuite. All three bathrooms are elegantly finished with floor-to-ceiling tiles, further enhanced by the inclusion of a powder room for added convenience. The double garage, also with internal access, completes this impressive layout.

Boasting high-quality construction, this residence is a testament to meticulous craftsmanship, with every detail carefully considered. The interiors are adorned with luxurious finishes that elevate the living experience, while sophisticated designer touches add elegance and character to each space. Every corner of this home reflects thoughtful design, from the well-appointed kitchen to the spacious living areas, making it an ideal sanctuary for families seeking comfort, style, and modern convenience. Built by Canberra's esteemed Jada Building Projects, this four-bedroom residence showcases meticulous planning and craftsmanship.

Given the high cost of land in this prime location and the ever-increasing expenses of construction, recreating this home today would far exceed its current asking price, offering exceptional value. Why go through the hassle of building when everything you need is already perfectly in place?

Features include:

- Architecturally designed home
- Freshly painted throughout
- 2.55mm ceiling throughout
- Double Glazed Windows throughout
- Four generous bedrooms
- Three bathrooms (main & ensuite x 2)
- Double garage with internal access
- Two bedrooms offer private ensuites
- Decowood feature garage door
- Bamboo coffee coloured flooring
- Custom high gloss joinery
- 50mm bench tops for the vanities and laundry
- Feature lighting with LED strips for the kitchen
- Ariston appliances
- Mizu ware throughout
- 50mm bench tops for the vanities and laundry
- Floor to ceiling contemporary tiles throughout
- Reverse Cycle Zoned Samsung Heating Cooling system
- Full landscaped with sandstone rock walls
- Exposed Aggregate Concreted Paths and driveways throughout
- Low maintenance backyard
- Grass area for the kids or family pet
- Outstanding location

Year Built: 2019

EER: 5.0 Stars (approx.)

Block size: 464m² (approx.)
Living size: 184.52m² (approx.)
Garage: 36.34m² (approx.)
Porch: 2.39m² (approx.)
Alfresco: 16.78m² (approx.)

Land Value: \$645,000 (approx.) - 2023
Rates: \$3,401 per annum (approx.)
Land Tax: \$5,889 per annum (approx.)