

48 Ada Norris Avenue, Denman Prospect, ACT 2611



House For Sale

Wednesday, 26 June 2024

48 Ada Norris Avenue, Denman Prospect, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 312 m2

Type: House



Rahul Mehta
0404895162



Arjun Choudhary
0450618727

Auction

Discover the pinnacle of luxury living at 48 Ada Norris Avenue, Denman Prospect. This exceptional residence boasts modern features and breathtaking views, offering an unparalleled lifestyle in one of the most coveted suburbs. Situated on an elevated block, this home provides expansive vistas that stretch as far as the eye can see, making it an ideal choice for those seeking a blend of elegance and convenience. The highlight of this property is its stunning location, offering captivating views of the Brindabellas. Nestled amidst nature reserves and scenic walking tracks, this home is a peaceful retreat for those who appreciate a harmonious connection with nature. Every detail of this residence has been meticulously designed and executed to create an extraordinary living environment. Spanning two levels, the architectural design maximizes space and functionality, ensuring a seamless flow between rooms. With two spacious living areas, a large alfresco, three bedrooms, and an additional study nook, there is ample space for relaxation, entertainment, and creating lasting memories with family and friends. The integration of timber floors, high ceilings, tiles, and an electric fireplace adds a touch of sophistication, creating a cozy and welcoming ambiance throughout. Start your day with stunning views from the alfresco area overlooking the Molonglo Valley, bathed in natural light and perfect for morning coffees. The main bedroom, located downstairs, features a generous walk-in robe and a luxurious ensuite with a rain shower and double vanities, evoking a spa-like atmosphere. A powder room on this level ensures bedroom privacy is maintained. Upstairs, two additional bedrooms with large built-in robes share a sumptuous main bathroom complete with a freestanding bathtub making sure there is plenty of room for everyone to get ready in the morning. A study nook provides an ideal workspace for those working from home. All bathrooms are equipped with high-quality fixtures and designer fittings, ensuring elegance in every detail. The spacious laundry, with ample storage and stone benchtops, adds practicality and convenience. The heart of the home is the impressive designer kitchen, crafted to the highest standards. Featuring premium joinery, waterfall-edge benchtops, Bosch appliances, and a walk-in pantry, this kitchen is a chef's dream, providing ample space for all culinary needs. The outdoor area, with its elevated alfresco and backyard, is an entertainer's paradise. This serene setting is perfect for gatherings with family and friends, allowing you to relax while taking in the breathtaking landscapes. Additional features include timber flooring throughout, timber-look tiles in the alfresco, zoned ducted heating and cooling, split-system air conditioning, numerous pendant lights, and a modern chandelier. Car accommodation is provided by a double garage at the rear of the property. This home must be seen to be fully appreciated. Join us at the next open inspection to experience the exceptional lifestyle that 48 Ada Norris Avenue has to offer.

Summary of features:- Elevated location with beautiful views- Positioned opposite Ridgeline Park playground- 3 bedrooms plus study nook- 2 bathrooms plus separate powder room- Multiple living areas- Timber floors throughout- Generous bedroom sizes (all with built in robes)- Main bedroom suite with walk-in robe- Well-appointed bathrooms with customised joinery & quality fixtures- Separate laundry with additional benchtops & ample storage- Reverse cycle ducted heating & cooling downstairs (zoned)- Split system air conditioning in bedrooms upstairs (X 2)- Electric fireplace to lounge room- High ceilings throughout- Security alarm system + cameras- Impressive designer kitchen with waterfall edges- Bosch appliances & a large walk-in pantry - Numerous pendant lights & a modern chandelier- Combination of sheers & roller blinds throughout- Additional storage under deck

Key figures (approx.): Block size: 303m² House size: 212m² Living area: 155m² Alfresco: 16m² Garage: 39m² Porch: 2m² Built: 2022 Land rates: \$2,407 per annum Land tax (investors only): \$3,649 per annum Rental estimate: \$700 - \$750 per week EER: 5.0