

50 Coaldrake Avenue, Denman Prospect, ACT, 2611



House For Sale

Thursday, 1 August 2024

50 Coaldrake Avenue, Denman Prospect, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

A sophisticated build, with a clever floorplan.

What you see:

An exceptionally built home that showcases sophistication & livability . Crafted to suit a modern family.

What we see:

A home to grow into.

See more:

North to the rear

Engineered timber flooring throughout

Large carpeted formal living area

Spacious modern kitchen with marble benchtops, black accents, soft closing draws & Miele appliances dishwasher, oven & induction cooktop and range hood and a large walk in pantry

Open planned dining and living area

Sliding door access to the undercover entertainment area

Under stair storage space

Laundry hosting front washer/dryer spaces, ample storage & outside access

Separate powder room

Large carpeted Master suite with a spacious walk in wardrobe & a modern ensuite with floor to ceiling tile

Carpeted top floor hosting three additional bedrooms with built in robes

Study nook area

Main bathroom with a beautiful deep bath, floor to ceiling tiles & a separate powder room

Easy care gardens, with automatic irrigation system & sprinklers

Cat enclosure located on the left side of the property

Internal access to the garage

Within 1 minutes' walk to Evelyn Scott Primary School

Within 10 minutes' walk to Ridgeline Park Playground

Within 4 minutes' drive to Denman Village Shops

Within 18 minutes' drive to Canberra City

Block Size: 617 m²

Lower Living: 167 m²

Upper Living: 73m²

Garage: 45.40 m²

Built: 2020

EER: 6.0

Rental Appraisal: \$1,000 - \$1,100 per/wk

Rates: \$3,674 p.a (approx.)

Land Tax: \$7,103 p.a (Approx. only applicable if rented)

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