

65 Holborow Avenue, Denman Prospect, ACT, 2611

LUTON

House For Sale

Wednesday, 21 August 2024

65 Holborow Avenue, Denman Prospect, ACT, 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Townhouse with Expansive Molonglo Valley Views

Perched at the edge of Denman Prospect, 65 Holborow Avenue offers modern living with expansive views of the Molonglo Valley. This tri-level four-bedroom townhouse combines convenience without compromising on space.

Entering through a 40m² north-facing courtyard, you're greeted by a bright, open-plan living area with warm timber floors. The kitchen is equipped with a 900mm gas cooktop, oven, integrated microwave, dishwasher, and ample bench space. This level also features a powder room, full-sized laundry and mudroom with external access, and under-stair storage.

The middle level includes a bedroom with an ensuite and built-in wardrobe, plus two additional bedrooms with built-in wardrobes that share a spacious bathroom with bathtub and separate shower. The fourth bedroom, ideal as a second living area, opens onto a sunny 9m² balcony.

The top floor is dedicated to the master suite, offering a stylish ensuite with double vanity, walk-in and built-in wardrobes, and stunning views across the valley. This level also houses an oversized double garage with internal access and access to the complex's common areas.

Spanning 189m², the home is smart-home ready, featuring smart locks, double glazing, ducted reverse-cycle air conditioning, and ample storage throughout. Its prime location near Denman Shops, schools, and recreational facilities underscores its appeal as a premier residence.

Features:

- North-facing
- Tri-level, four-bedroom, three-bathroom townhouse
- Timber floors in living areas
- Spacious kitchen with 900mm oven, gas cooktop, integrated dishwasher, and microwave
- Built-in wardrobes in all bedrooms
- Second bedroom with ensuite
- Main bathroom with bathtub and separate shower
- Fourth bedroom with 9m² balcony
- Under-stair storage
- Secluded master suite with built-in and walk-in wardrobes
- Ensuite with double vanity
- Oversized double garage
- Smart-home ready
- Ducted reverse-cycle air conditioning
- Double glazing

EER: 6

Ground level: 53m²

Second level: 64m²

Third level: 30m²

Garage size: 37m²

Total home size: 189m²

Courtyard size: 40m²

Alfresco size: 9m²

Rates: \$588 p.q (approx.)

Body Corporate fees: \$888 p.q (approx.)