

# 19/9 Felstead Vis, Denman Prospect, ACT, 2611



## Townhouse For Sale

Friday, 9 August 2024

19/9 Felstead Vis, Denman Prospect, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Steph Hoss

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## Sun Filled Townhouse with Bushland Views

Number 19 peacefully rests between the natural beauty of the Molonglo Valley and the heart of Denman Prospect. This contemporary private three-bedroom townhouse is luxurious with high ceilings and floor to ceiling windows which capture a northerly bushland vista. Generous in size and spanning three levels of flexible living spaces, all within strolling distance to the Denman Village shopping precinct and easy access to Canberra city center.

This stylish North-facing residence boasts a thoughtful layout for seamless living and maximization of views. Upon entry you will find a master bedroom which overlooks the courtyard, with a built-in wardrobe and large ensuite. Followed by a second living area inclusive of powder room, providing a setting for entertaining or tranquility. The second floor offers two light filled bedrooms with built in wardrobes and a generous bathroom.

A well-appointed kitchen awaits on the third floor with pendant lighting, stone benchtops and top-tier appliances. This is complemented by a spacious living and dining area that flows through to a private balcony for covered enjoyment. A garage with internal access enters on the third floor. Additional highlights include double glazing, quality blinds throughout, ducted reverse cycle heating and cooling and a European laundry. Number 19 showcases meticulous attention to detail with a tangible sense of peace throughout.

Molonglo valley is a thriving community. Denman village offers a supermarket, GP, Chemist, Gym, Dentist, Chiropractor, Gastro pub and Café. Excellent public transport links and easy access to major highways ensures commuting to the city or other suburbs is easy. The Denman Village community center also houses the Denman Village Early Learning Centre which is a new education and daycare facility in the heart of Denman Prospect. Stromlo Leisure Center and the newly completed Evelyn Scott school are all close by. Easy walking distance to nearby nature trails and parks. Mount Stromlo offers mountain biking, cycling, observatory visits, hiking, bush walking, picnicking and relaxing to name but a few.

- \* Elevated and private large town home, total of 131sqm internal living
- \* Private balcony and courtyard, combined space of 33sqm
- \* Garage with internal access 21sqm and car space behind
- \* Apple visitor parking
- \* Street access and frontage
- \* Multiple versatile living areas
- \* kitchen with fisher and Paykel appliances and stone benchtops
- \* Three bedrooms with built-in wardrobes
- \* Bathroom, ensuite and powder room
- \* LED lighting and additional feature lights
- \* Quality engineered timber flooring throughout
- \* Freshly painted
- \* High ceilings and square set cornices
- \* Floor to ceiling windows double glazed with timeless coverings
- \* Ducted reverse cycle heating and cooling
- \* Moments from Denman Shopping Village and public transport
- \* Stromlo Leisure Centre and Park nearby
- \* Daycare and schools nearby
- \* Easy access to the City, Airport, Belconnen, Woden and beyond

Built: 2019

Strata: \$697pq (approx.)

Rates: \$2,002pa (approx.)

Land Tax: \$2,641pa (approx.)

EER: 6.0

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