

**41/53 Holborow Avenue, Denman Prospect, ACT,
2611**

Townhouse For Sale

Monday, 14 October 2024



41/53 Holborow Avenue, Denman Prospect, ACT, 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Townhouse



Brett Hayman
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Stylish two-storey townhouse with sunlit courtyard

Welcome to this stunning two-storey townhouse, a perfect blend of modern design and comfort. Be enticed from the moment of entry, with the private, north-facing garden courtyard, complete with raised garden bed, bathed in natural sunlight and a wonderful spot for relaxation or entertaining. Inside the home, a stylish open plan kitchen / dining / living area greets you, a comfortable air-conditioned retreat with tiled flooring and floor to ceiling windows that adds an additional touch of sophistication. The well-equipped kitchen features sleek 20mm reconstituted stone benchtops, induction cooktop and ample storage options.

Moving upstairs along the exposed railing staircase, you'll find a spacious bathroom with floor to ceiling tiles and an oversized shower, along with an air-conditioned master suite that includes a built in robe. An open plan workspace offers a welcome solution for those who work from home or study, with convenient separation from living and relaxation spaces.

Features

- Stylish open plan kitchen / dining / living area
- Well-equipped kitchen with 20mm reconstituted stone benchtops, induction cooktop
- Air-conditioned living area with floor to ceiling windows
- Air-conditioned master suite with built in robe
- Spacious bathroom with oversized shower
- Motorised BMAC double roller blinds (block outs and sunscreens) fitted to all windows
- Double glazed windows throughout
- Open plan workspace
- NBN cabling has been provided to the townhouse and services have been connected to the NBN
- Private north-facing courtyard with raised garden bed
- Single garage car space

EER: 6.0

Rates: \$1,781 pa (approx)

Land Tax: \$2,230 pa (approx)

Living Area: 66m²

Courtyard: 21m²

Body Corporate: \$1,382 pa (approx)

Nearby

- Denman Village shops, including gym, chemist, medical clinic
- Stromlo Leisure Centre
- Stromlo Forest Park
- Ridgeline Park
- Denman Village Park
- Denman North Cultural Trail
- Evelyn Scott School
- Charles Weston School
- Mount Stromlo High School