

51/3 Martel Street, Denman Prospect, ACT, 2611

Townhouse For Sale

Thursday, 18 July 2024



51/3 Martel Street, Denman Prospect, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse

Fresh and contemporary with house-like proportions.

A generous and light-filled home designed for easy care living. This large, four-bedroom residence is perfect for first home buyers, downsizers, or astute investors. Fresh, contemporary, and featuring a bright northerly aspect (from the rear), it captures the essence of urban style with house-like proportions, good-quality finishes, and an ultra-convenient location. All of Molonglo's amenities are within easy reach, including being moments away from, local cafes, shops, Evelyn Scott School, and only a short drive to Cooleman Court.

FEATURES

- North-facing aspect (from the rear)
- Modern kitchen with great cupboard and bench space, and quality appliances including an induction cooktop
- Downstairs powder room
- Open plan living and dining area
- Four bedrooms, all generous in size and with built-in wardrobes
- Master bedroom with walk-in wardrobe and ensuite
- Large main bathroom upstairs with separate toilet
- Zoned (upstairs/downstairs) ducted reverse-cycle air conditioning
- Double glazed windows throughout
- NBN fibre to the home
- Instantaneous hot water
- 13.3 kW solar panel array and Level 2 EV charger
- Understair storage
- Double garage with automatic door and internal access
- Huge 54m² rear courtyard with easy-care gardens
- Drip irrigation system in gardens and grass with WiFi controls
- Walking distance to Molonglo's nearby nature trails
- 10 minutes' walk / 3 minutes' drive to the Denman Prospect shops, including an IGA, cafe, gym, bar, medical centre, dentist, childcare and community centre
- 15 minutes' drive or 30 minutes by bus to Civic
- 5 minutes' drive or 20 minutes' walk to Evelyn Scott School (P-12)
- 10 minutes' drive to Cooleman Court
- 15 minutes' drive to either Westfield Woden or Westfield Belconnen

WHAT THE SELLERS LOVE ABOUT THE HOME

1. We love the modern spacious kitchen with the large stovetop - great for hosting and cooking for large groups of people.
2. The community at Otto was lovely, neighbours were very friendly and there was a sense that everyone cared about the development. It's also very quiet.
3. The amount of light downstairs was so lovely all year round. It never felt cold and dreary, even on overcast winter days because there was so much light coming through downstairs - that and the double glazing did a fantastic job.

STATISTICS (all figures are approximate)

EER: 6.0

Living Area: 163m²

Courtyard: 54m²

Garage: 37m²

Construction: 2023

Strata Levies: \$553 per quarter

Rates: \$637 per quarter

Land Tax: \$881 per quarter (only applicable if not primary residence)

Rental Range: