

# U15 Denman Peninsula, Denman Prospect, ACT 2611

## Townhouse For Sale

Thursday, 13 June 2024

U15 Denman Peninsula, Denman Prospect, ACT 2611

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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**\$1,849,000**

The Ultimate Downsizer 235m Living + 92m Outdoor Space Double Garage + Storage Room NEW RELEASE A LOCATION THAT'S THE FIRST OF ITS KIND IN CANBERRA! Introducing Denman Peninsula, a unique living experience deeply rooted in the beauty of the locale. Denman Peninsula is an inspired collection of only 35 impressively spacious three and four bedroom town residences on an unparalleled site fronting the Molonglo River corridor and heritage trail. Nestled into the hillside, with panoramic views that overlook the peninsula and on the doorstep of some of Canberra's most beautiful natural landscapes, these riverfront properties nurture a seamless connection with the location and surrounding nature. Only a 15-minute drive away from the City, Woden or Belconnen, and conveniently situated close to shopping, schools, childcare and a wide range of recreation facilities, Denman Peninsula truly offers the best of both worlds.

**RESIDENCES AT A GLANCE**

- Oversized, executive residences ranging from 182m<sup>2</sup> to 235m<sup>2</sup> of living space offering multiple living options.
- Luxurious customised interior with multiple choices for finishes and fittings.
- Bathrooms and ensuites with Villeroy & Boch fittings, complemented by under-tile heating.
- Reverse cycle ducted heating and cooling.
- Premium engineered timber flooring.
- Kitchen with premium Smeg appliances, stone benchtops and opulent butler's pantries.

The ambience of your home will reflect who you are. Creating the ideal décor for your home requires more than just a choice of two colour schemes. That's why we've made your options so much broader. Make separate selections for joinery, tiling, benchtops, tapware, floor coverings and more, to put together the interior that best suits your personal style. Mix and match finishes and fittings to create a truly customised interior. Of course, you don't have to do it alone. A complementary session with our interior designer will help you assemble the harmonious combinations that set your home apart.

- 5KW rooftop solar system to each residence.
- Up to 3.5 metre ceilings in many living areas.
- Landscaped courtyard and gardens, many with direct access to the heritage trail.
- Dual lock-up garaging with remote access and provisioning for EV Charging.
- High energy rating of minimum 6.1 EER.
- Spectacular views over the Molonglo River Corridor.
- Lift options available.

**DISPLAY OPEN STELLA YOUNG WAY, DENMAN PROSPECTS SAT & SUN - 11AM to 3PM**

[www.denmanpeninsula.com.au](http://www.denmanpeninsula.com.au)

**TEAM** Developed by Base Developments Designed by Turco and Associates Interior Design by Dept. of Design Built by Milin Builders