

# 13/32 Bamblett Rise, Denman Prospect, ACT, 2611

## Unit For Sale

Wednesday, 16 October 2024



THE  
PROPERTY  
COLLECTIVE

13/32 Bamblett Rise, Denman Prospect, ACT, 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## Tri-Level Townhouse with Direct Street Frontage and Park Views

This stunning tri-level townhouse in Denman Prospect offers the perfect blend of style, space, and convenience. With direct street frontage and an elevated position opposite Denman Prospect Ridgeline Park, this home provides a serene setting with unbeatable access to nature and local amenities. Located just around the corner from the popular Denman Village shops, and with world-class mountain biking and walking trails at nearby Mt Stromlo, as well as the Stromlo Leisure Centre's pool and gym facilities only a short drive away, this home puts everything you need for a vibrant, active, and relaxing lifestyle within reach.

The townhouse features a flexible three-storey layout, with an expansive garage on the lower level that can easily be transformed into a rumpus room, studio, gym, or whatever suits your family's changing needs. The front courtyard provides direct street access, making it easy for guests to visit, with convenient parking available right out front.

Upon entering, you're welcomed by a bright, open-plan living area. The floating timber floors add a contemporary touch, while the natural flow from indoors to the private outdoor area creates an ideal space for entertaining or unwinding in peace.

The kitchen is a culinary delight, complete with luxurious stone benchtops, high-quality stainless-steel appliances, including an induction cooktop, electric oven, and dishwasher. With both function and flair, the space is designed for easy, gourmet meal preparation.

The dining room offers versatility and can be converted into a third bedroom if needed, adding even more flexibility to this thoughtfully designed home.

Upstairs, you'll find two generously sized bedrooms, each featuring mirrored built-in robes. The master suite is a true retreat with a wall of mirrored robes, a modern ensuite, and stunning views of Telstra Tower. The second bedroom, spacious and bright, also offers double built-in robes and tranquil views of the lush reserve across the road.

Designed for year-round comfort, the home includes ducted heating and cooling throughout. LED downlights add a sleek, modern ambiance, while an instantaneous electric hot water system ensures endless hot water on demand.

Vacant possession with early access prior to settlement is available if you need to move in quickly.

### The Perks:

- Three-storey floorplan with huge amount of garaging and storage on lower level
- Direct street frontage allowing guests to access the property via the front courtyard
- Living and main bedroom facing East
- Floating timber flooring to the ground floor
- Ducted reverse cycle heating and cooling
- Double glazed windows throughout
- LED downlights throughout
- Quality roller blinds throughout
- NBN connected
- Ducted rangehood, induction cooktop, Electric oven and dishwasher
- Literally across the road from the Denman Prospect Ridgeline Park where one of the best kids playgrounds in the region can be found
- Easy access to the local (and very well renown) Denman village shops where you will find and IGA, chemist, GP, dentist, chiropractor, café, pub, gym, liquor shop, pizza takeaway
- Denman Prospect is located at the foothill of Mt Stromlo where you will find world class Mountain Biking, walking trails and the Stromlo leisure centre offering swimming pool and gym facilities
- 500m walk to the local Evelyn Scott School

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The Numbers:

- Living: 97.5m<sup>2</sup>
- Outdoor living: 30m<sup>2</sup>
- Rates: \$2448.68 per annum
- Land Tax: \$3350.80 per annum (investors only)
- Strata & sinking fund: \$4536 per annum

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.