

13 Makinson Vw, Denman Prospect, ACT, 2611

House For Sale

Friday, 17 January 2025



13 Makinson Vw, Denman Prospect, ACT, 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Alvin Nappilly



Zeta Zervos

The Pinnacle of Family Living!

Exuding a 'WOW FACTOR' from the moment you see it - 13 MAKINSON VIEW epitomises the definition of high calibre family living. Your forever home is finally here.

Perched opposite open reserve and Denman lake, this section of Denman contains dress circle display streets; elevated and surrounded by parkland, views and impressive modern homes. This home has been designed for peaceful family living.

Downstairs comprises of two guest bathrooms, a guest bedroom, separate lounge, private study, a spacious lounge and dining area and a showpiece top-of-the-line kitchen, with wrap around walk-in pantry. High ceilings with high windows to living areas, providing natural light to the main living area, topped off with 3.5 metre ceilings. Access to outdoors is made simple through double-opening sliding doors leading onto an alfresco. A large turf area provides room for the kids and pets to enjoy.

Upstairs showcases three bedrooms, main bathroom, plus luxurious master suite - complete with panoramic views across Canberra and Stromlo. A third living area/break out room also provides a gorgeous setting for kids and teenagers to relax, with views out to Telstra Tower.

Built in 2024 with a high level of finishes, materials and inclusions, the home presents in as-new condition, ready for its next family. Denman Prospect is renowned for its walking trails, parkland, schools, ovals and shops. All this is within a short drive or walk, plus only 15 minutes to the city - to make living here an absolute dream.

Features:

- High-quality, expansive and practical family home totalling almost 311m2 of build
- Modern and industrial tones and materials throughout
- Impressive façade, immense street appeal
- Ultra-high 3.5 metre ceilings in living
- 2.7 metre ceilings throughout
- Triple garage with added storage
- Four bedroom, plus study
- Four bathrooms and three showers
- Living areas upstairs and downstairs
- Reserve opposite and views to Denman lake.
- Panoramic views from master suite and upstairs living area
- Quantum Quartz Argento bench tops, waterfall edge
- ABI Interior tap wear in bathrooms and kitchen
- Freestanding baths
- Floor-ceiling tiles in all bathrooms
- Square set windows, doors and ceilings
- LED lighting
- Double glazed windows
- Ducted reversal cycle air conditioning units
- Zoned air-conditioning for living areas and bedrooms
- 6.6 KW solar panels on roof
- Low maintenance, quality landscaping, front and back
- Alarm system
- Video intercom
- Rendered exterior
- Dominion Colourbond cladding on front façade

- Living: 234.5 m2 (approx.)
- Garage: 39.70 m2 (approx.)
- Alfresco and porch: 28.57m2 (approx.)
- Total under roofline: 311 m2(approx.)
- Land: 400 m2 approx.
- EER: 5

All figures are approximate

For further details, please contact Alvin Nappilly by submitting an enquiry below or calling on 0426146118.

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