

**20 Penketh Street, Denman Prospect, ACT, 2611**



**House For Sale**

Thursday, 16 January 2025

20 Penketh Street, Denman Prospect, ACT, 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## The Pinnacle Home: Built with Longevity and Liveability in Mind

Nestled in one of the most premium and community-based suburbs of Denman Prospect, this stunning double-storey home effortlessly combines contemporary luxury with sustainable living. Boasting dual living areas, a north-facing balcony and a backyard designed for entertaining and relaxation, this home is the pinnacle of thoughtful design.

Featuring seamless indoor-outdoor integration, thanks to expansive floor-to-ceiling sliding doors. Step out from the downstairs lounge room into a tiled alfresco dining area, framed by lush garden beds for added privacy. Upstairs, the north-to-rear balcony offers a cosy retreat with ceiling heaters, perfect for cool Canberra evenings.

Sustainability takes centre stage in this home. From its north-facing orientation to maximise natural light, to the reclaimed bricks and recycled timber adorning the bespoke front door, every detail has been carefully curated. Solar panels and an 11.04 kWh battery system, along with a garage EV charging point, ensure energy efficiency. Double-glazed windows, acoustic insulation, and block-out curtains provide year-round comfort. Two veggie patches, native plants, and fruit trees enhance the home's eco-friendly appeal.

The entertainer's kitchen is a masterpiece, featuring a three-metre stone island bench, handmade Italian tiles, and Yabby brushed nickel tapware. A fully integrated double fridge and freezer, induction cooktop, and butler's pantry make entertaining effortless, while dual dishwashers streamline clean-up. Offering ample and brilliant storage throughout, with clever use of space like under-stairs storage and custom-made joinery that blends functionality with style.

Premium finishes include New Zealand wool carpets, a private wine cellar completed with sleek cabinetry, adds a sense of luxury and good taste, and heated flooring in the ensuite. All heating and cooling systems run on solar power, meaning minimal energy costs. The manicured garden and professional landscaping further elevate the property, creating a green sanctuary that brings peace of mind.

This is more than a home, it is a sanctuary built for longevity and liveability and offers absolute everything a modern family could ask for.

### FEATURES:

- North-to-rear orientation
- Ample sunlight in living areas, master bedroom and backyard
- Incorporates recycled materials:
  - Reclaimed bricks from a historic Queensland pub
  - Australian recycled timber from Thor's Hammer for the bespoke front door
- Floor-to-ceiling tiling in all bathrooms
- Sustainable soft furnishings and high-end appliances
- Custom joinery in the bathrooms, living room, kitchen and laundry
- 3-metre stone island bench complemented by handmade Italian tiles
- Grey Tundra stone in the bathrooms
- White Pallazo kitchen stone
- Yabby brushed nickel tapware
- 2 x dishwashers for effortless clean-ups
- Built-in microwave and large oven
- Integrated double-fridge and double-freezer
- An expansive induction cooktop
- Butler's pantry with in-built appliance storage
- All rooms have acoustic grade insulation in the walls and ceiling
- Built-in wardrobes in all bedrooms
- Premium New Zealand wool carpets
- Premium Italian tiles throughout

- Wide board timber flooring
- Shadow line door frames
- Heated flooring in the ensuite
- Double-glazed windows and doors
- Block-out and sheer window coverings
- 2 x ceiling heaters featured in the top balcony
- Wine cellar with custom sleek cabinetry
- Understairs storage including a light and PowerPoints
- Expansive floor-to-ceiling sliding doors
- Tiled alfresco dining area off the second lounge room
- 2 x large veggie patches and a garden with native plants and fruit trees
- 2000L water tank and irrigation set-up
- Reverse-cycle ducted heating and cooling system
- 11.2 kW solar panel system and an 11.04 Kw/H battery system
- All heating and cooling runs off the solar battery
- Oversized garage with ample storage
- Electric vehicle recharging point in garage

#### PROXIMITY:

- Mount Stromlo
- Stromlo Forest Park
- Stromlo Leisure Centre
- Evelyn Scott School
- Charles Weston School
- Denman Village Early Learning Childcare Centre
- Denman Village Shops
- Coombs Shops
- Woolworths Metro
- Denman Village Park
- Ridgeline Park
- Craven's Rise Park
- Ruth Park
- Glasswing Park

#### STATISTICS: (all measures/figures are approximate):

- Built: 2024
- UV: \$600,000 (2023)
- Block size: 425.00 sqm
- Home size: 250.00 sqm
- Lower level: 97.08 sqm
- Upper level: 109.21 sqm
- Garage: 43.71 sqm
- Rates: \$933.00 p/q
- EER: 6.0 stars
- Rental appraisal: \$900.00 - \$950.00 per week