

33 Eggins Street, Denman Prospect, ACT, 2611



House For Sale

Wednesday, 9 October 2024

33 Eggins Street, Denman Prospect, ACT, 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Brand New, Tuscan Inspired, Spacious, Multi-generational Family Home

This brand new, Tuscan inspired, architecturally designed family home, not only offers an abundance of space for the family to spread their wings but also have details finished to the highest standards and premium inclusions, allowing you to simply move in and enjoy all the luxury that this home and Denman Prospect has to offer.

A segregated formal lounge room with frameless glass feature window will greet you as soon as you walk in through the extra-wide premium front door, with feature glass.

The dining and family room provide an amazing open plan space for both entertaining and for the family to simply enjoy an exceptional day to day living. A rare finding in Denman Prospect, a ground floor which is fully flat throughout, without any steps and a functional floor plan that spreads across two levels, thus suited for all ages and families.

With 40mm Caesarstone bench tops, waterfall edge island bench, shark nose finger pull cupboards and soft close cabinetry, the kitchen is truly a stand out. The 900mm SMEG Appliances in the main kitchen, along with the an additional 600mm Gas cooktop and 600 mm SMEG oven in the butler's pantry will cover all your needs for cooking and entertaining.

The spacious family room and dining area boasts a light-filled and impressive space with raked ceiling up to 3.6m high, that provides natural light all year around and flows effortlessly onto the north-east facing alfresco space. The large windows and double sliding doors also provide parents with the ability to watch kids enjoy the spacious backyard all year round. Outdoor entertaining is perfected by premium merbau timber decked alfresco with expansive mountain views. Canberra turf, along with sandstone retaining walls complement the high-end interiors.

This home boasts two master bedrooms on each floor, with walk-in robes and luxury ensuites with brushed gold tapware, rain showerheads, floating vanity and frameless shower screens.

Upstairs via the Meranti stair case, hand rail and balustrade is the third living space or rumpus room, you decide. The second master bedroom, two more bedrooms and main bathroom are also located here, along with a light-filled hallway enabled by skylight. The skylights in the walk-in wardrobe and the ensuite also brings natural light to this parent's retreat.

With minutes to the Mount Stromlo, Stromlo Forest Park, Stromlo leisure centre, Evelyn Scott School and future non-government school, Denman village shops and surrounded by Glasswing park, Ridgeline park and Craven's Rise park, you will be in in an enviable location.

Other features include 3000L water tank, double glazed windows, premium hybrid Cashew Oak flooring, three phase electrical power that facilitates seamless EV charging, ramp access guarded with gate for additional parking, two separate Daikin ducted heating and cooling for each floor, floor to ceiling tiles and gunmetal and matt gold tapware in the bathrooms just to name a few.

Features:

- 2.7m Ceiling height downstairs, with the highest point up to 3.6m
- Two Master bedrooms with walk in wardrobe and ensuites
- Spacious ensuite with double vanity and rain showerheads
- Powder room with toilet downstairs
- Two additional bedrooms upstairs
- Main bathroom and separate toilet upstairs
- Frameless shower screens and mirrors
- Executive style kitchen with Waterfall Island benchtop
- 40mm Caesarstone Bench tops
- 900mm SMEG Appliances

- SMEG Dishwasher
- Butlers pantry with 600mm gas cooktop and oven
- 2 cooktops and 2 ovens in total
- Soft close doors and drawers
- Large open plan family room and dining area with raked ceiling
- Formal segregated lounge room with feature window
- Rumpus room upstairs
- Double glazed windows
- Tuscan inspired interiors
- 3000L rain water tank
- Skylights
- Premium hybrid cashew oak flooring
- Meranti timber handrail and balustrades
- Three phase electrical and solar ready
- 2 Separate Daikin ducted heating and cooling systems, 4 zones in total
- Spacious garage with provision for added storage.
- Dedicated space-saving store room

EER: 6.0

Living: 233m² (approx.)

Garage: 38m² (approx.)

Land: 414m² (approx.)