

# 4 Leontine Loop, Denman Prospect, ACT, 2611



## House For Sale

Thursday, 9 January 2025

4 Leontine Loop, Denman Prospect, ACT, 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

## Architectural masterpiece nestled beside a serene nature reserve

Experience the perfect blend of elegance and practicality in this four-bedroom architecturally designed family home, ideally situated to capture breathtaking views of the whole Denman Prospect. Adjacent to a serene nature reserve, this residence offers an enviable lifestyle where luxury meets practicality.

Step into an impressive formal lounge, where serene views of the nature reserve create a tranquil atmosphere. As moving through the main hallway, you'll pass a stylish display area, leading to the living room, which features soaring double-height ceilings and an iconic six-meter feature wall—an awe-inspiring centrepiece that sets the tone for sophisticated living. The north-to-rear aspect invites abundant natural light through expansive floor-to-ceiling double-glazed windows, accentuating the hybrid timber flooring and the built-in gas fireplace.

The gourmet kitchen is a true centrepiece, boasting a marble waterfall island, Bosch appliances, a marble pendant light, and a spacious butler's pantry. The open plan living and dining areas flow seamlessly to a private alfresco space and professionally landscaped backyard for outdoor entertaining, kids to play or just simply relax and unwind yourself.

Upstairs, three generously sized bedrooms await, including a luxurious master suite with breathtaking views of Mount Stromlo and the Nature Reserve. A private balcony offers stunning vistas of Black Mountain Telstra Tower and Molonglo Valley. A versatile rumpus or study completes the upper level, while the fourth bedroom downstairs ensures flexibility for guests or multigenerational living.

Energy efficiency is prioritized with a 13kW solar system, 10kW solar battery, and 4-zone centralized heating and cooling. Other features include a double automated garage with internal access, floating hardwood stairs with glass balustrades, and a 5-zone security system.

This is more than a home; it is a lifestyle.

### FEATURES:

- North-to-rear aspect
- Abundant natural light seeping through large floor-to-ceiling windows
- View of Mount Stromlo & Nature Reserve from the master bedroom
- View of Black Mountain Telstra Tower, Molonglo Valley from the balcony
- 13kW capacity solar system
- 10kW solar battery
- Double-glazed windows
- Built-in gas fireplace
- Formal lounge and entrance features a void to the upstairs ceiling
- Entry and living area features double-height ceilings with chandeliers
- 6-meter high feature wall in the living area
- 4-zone centralized heating and cooling system
- Situated directly opposite from a nature reserve
- Architecturally designed with functionality and luxury finishes
- Ample and practical storage throughout the house
- Marble pendant light in the kitchen
- Waterfalls marble kitchen island
- Bosch kitchen appliances
- Butler's pantry with ample storage
- Rumpus/study on the 2nd floor
- Floating hardwood stairs with glass balustrade
- Formal lounge with sliding doors access to private alfresco and backyard
- Hybrid timber flooring

- 5 x security system
- Double automated garage with internal access
- Professionally landscaped backyard and garden with irrigation system

PROXIMITY:

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

STATISTICS: (all measures/figures are approximate):

- Built: 2023
- Block 43 Section 36
- UV: \$630,000 (2023)
- Land size: 458.00 sqm
- Home size: 292.27 sqm
- Ground floor: 145.83 sqm
- Upper floor: 107.17 sqm
- Garage: 39.27 sqm
- Rates: \$994.50 pq
- EER: 5.0 stars
- Rental appraisal: \$1,050.00 - \$1,150.00 per week