

11/28 Bamblett Rise, Denman Prospect, ACT, 2611



Townhouse For Sale

Thursday, 21 November 2024

11/28 Bamblett Rise, Denman Prospect, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Sophisticated Townhouse In a Great Location

Situated at the end of its block opposite parkland sits this well-proportioned three-bedroom townhouse. Featuring a sunny open plan living space, spacious courtyard, modern kitchen and bathrooms and a secure double lock up garage. All in a convenient location with proximity to local shops, cafes, and Molonglo's nature trails.

FEATURES

- Sophisticated tri-level townhouse with lovely green outlook
- Only one neighbouring property
- Opposite Ridgeline Park Playground
- Open plan kitchen, living and dining area
- Modern kitchen with good quality appliances including an induction cooktop, stone bench tops, and great storage and bench space
- Three good-sized bedrooms, all with built-in robes
- Master bedroom with and ensuite
- Third bedroom with balcony
- Main bathroom upstairs
- European laundry
- Ducted reverse cycle heating and air conditioning
- Double glazed windows throughout
- Double secure tandem garage with automatic door and internal access
- Balcony
- Easy care wrap around courtyard
- Strata fees include building insurance and water
- Proximity to Denman Village Shops and Stromlo Leisure Centre
- Short drive to Cooleman Court and arterial roads to all areas of the city

WHAT THE SELLER LOVES ABOUT THE HOME

1. Courtyard looks onto the park and is a stone's throw away (great for families and those with dogs).
2. Love the suburb it self (very private suburb in Canberra so very exclusive).
3. It is a corner unit so has a wrap around courtyard to have extra outdoor space to enjoy for pets, gardening and kids.

STATISTICS (all figures are approximate)

EER: 6.0

Living Area: 118m²

Balcony: 4m²

Garage: 59m²

Construction: 2022

Rates: \$454/quarter

Land Tax: \$574/ quarter (only applicable if not primary residence)

Strata Levies: \$1,310/quarter (admin + sinking fund, building insurance and water)

No. Homes in Complex: 53

Rental Range: \$680 - \$710/week