

29/6 Trinca Street, Denman Prospect, ACT, 2611



Townhouse For Sale

Thursday, 21 November 2024

29/6 Trinca Street, Denman Prospect, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Spacious Town-Home Within The Elio Development

This beautifully designed home has been developed by Elevated Group and embodies luxury and comfort. Located in the highly regarded Elio Development and desirable Denman Prospect, this development maximizes aspect and privacy whilst showcasing spectacular views of the surrounding valley while allowing natural light to flow throughout the interiors.

Upon entering the home you are immediately greeted by your sizable kitchen featuring ample storage, stone bench top, quality appliances and feature tiles with modern appeal and practicality. Further into the home, you enter your spacious living and dining room flowing out to a sizable balcony.

Accommodation is made practical and convenient, spanning across two levels. Stepping up, you will find your master bedroom, featuring built-in wardrobes, a sizable ensuite with his and hers sinks and a balcony offering valley views. The remaining two rooms are located on the upper and ground floors, both large in size and equipped with built-in wardrobes. A sizable bathroom accommodates the whole home, being large in size and a modern appeal.

This front courtyard offers ample space allowing the opportunity to further expand your entertaining areas. Capturing natural light at all times of the day this is the perfect space to enjoy the sun or build up your veggie patch.

Stepping down to the lower floor, a two-car basement is secure and private. Offering internal access this space is perfect and convenient. On this level, you will also find your laundry area, tucked away within a built-in cupboard.

You will be delighted to find that the popular Denman Shops are only a 3-minute drive away, offering a terrific IGA, bar, cafe and other amenities on offer. A few minutes drive and you have the comprehensive services of the Cooleman Court shopping/restaurant/sports precinct, while you also have quick access to main transport routes to Belconnen and Woden, not to mention Stromlo Forest Park, Uriarra Road and the Murrumbidgee River.

- Three-bedroom, two-bathroom townhome
- Located in the highly regarded Elio
- High-quality kitchen with gas cooking, dishwasher and plenty of storage
- Stone benchtop
- Spacious open-plan dining and living room spills out to the large, covered balcony
- Quality curtains throughout
- Private two-car basement offering internal access
- Full-height tiles in bathrooms
- Quality carpets in bedrooms and stairwell
- Timber flooring throughout living areas
- Reverse cycle ducted heating and cooling with wall-mounted climate controller
- European laundry
- Linen cupboards
- Plenty of visitor parking
- Close proximity to shops, gymnasium, restaurants and more

Strata: \$645pq (approx.)

Rates: \$2,283pa (approx.)

Land Tax: \$3,034pa (approx.)

EER: 6.0

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