

71 Holborow Avenue, Denman Prospect, ACT, 2611

Townhouse For Sale

Thursday, 7 November 2024



71 Holborow Avenue, Denman Prospect, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Superb Townhouse of Style & Functionality

Located in "Balcombe Terraces", this luxurious townhouse is the perfect blend of quality, style and functionality. Offering three sumptuous bedrooms, a stunning high-end kitchen, open plan living and ease-of-lifestyle touches including double glazed windows and ducted air conditioning, even the most discerning buyers stand to be impressed by the customised finishes of the home. Surrounded by quality new homes in the sought-after suburb of Denman Prospect with expansive views across the nature reserve and only a short walk to Denman Village Shops, this home would be well suited to first home buyers, downsizers or investors.

FEATURES

- Near new tri-level townhouse in a superb location
- North facing aspect providing loads of natural light
- Expansive views across the nature reserve
- Segregated main bedroom with walk-in robe and ensuite
- Second bedroom with walk-in robe
- Third bedroom with built-in robe
- Two-way main bathroom with bathtub
- Powder room on middle level
- Timber floors in living areas
- Large chef's kitchen with quality Ariston appliances
- Under stair storage
- Open plan living and dining area with study nook and access to balcony
- Downstairs additional living / rumpus room
- European laundry
- Enclosed easy-care courtyard with gate access to Holborow Avenue
- Double glazed windows and doors throughout
- Ducted reverse cycle heating and cooling throughout
- Oversized double garage with remote controlled door
- Upgraded 32A (7Kw) garage outlet for EV charging
- Bus stops and walking trails at your doorstep
- Short stroll to Denman Village Shops with cafes/restaurants, supermarket, healthcare facilities, gym, barber, Community Centre and Early Learning Centre
- Short drive to major arterial roads leading to all areas of the city
- Complex with good visitor car parking

WHAT THE SELLER LOVES ABOUT THE HOME

1. Watching summer storms, sitting above low valley fogs, and viewing the balloon spectacular from the comfort of my balcony.
2. Convenience to the City, Belconnen, and Woden, while also on the doorstep of Mt. Stromlo.
3. The Denman Prospect Community feel.

STATISTICS (all figures are approximate)

EER: 6.0

Living Area: 169m²

Balcony: 10m²

Courtyard: 30m²

Construction: 2021

Rates: \$558/quarter

Land Tax: \$754/quarter (only applicable if not primary residence)

Strata Levies: \$861/quarter (admin + sinking fund)

No. Homes in Complex: 45

Rental Range: